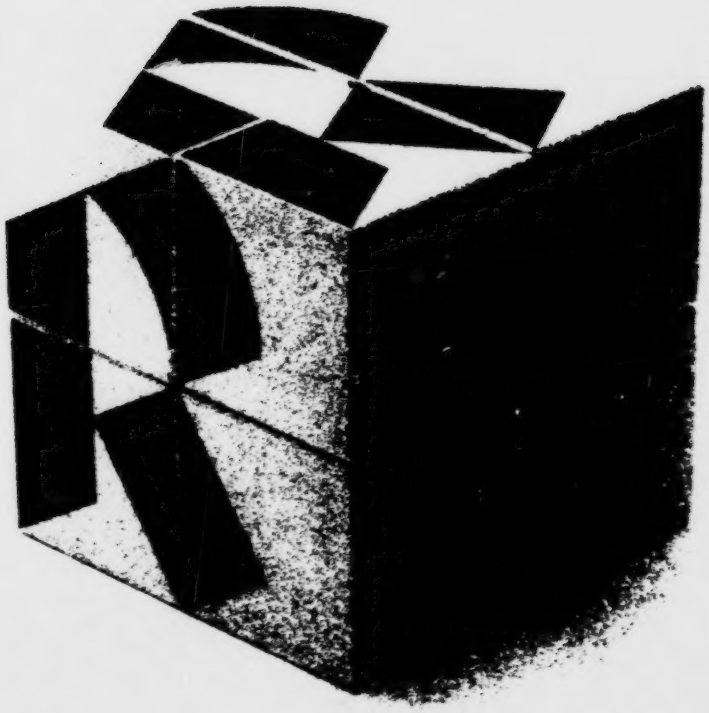
REGINA RSVP
ZONING CONTROLS
(Text)



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ZONING CONTROLS TEXT

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SECTION 1

DEFINITIONS

1. The following definitions apply in interpreting this Bylaw unless a contrary intention appears:

ACCESSORY

A use, separate building, or structure, normally incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure but does not include a building or structure used for human habitation.

ACT

The Planning and Development Act, as amended.

ANIMAL HOSPITAL

An establishment providing surgical or medical treatment or examination of domestic pets entirely within a building.

ATRIUM

A covered central court surrounded by one or more dwelling units.

BAKERY SHOP

A bakery store in which the manufacture of bakery goods is permitted only as an accessory use, the floor area of which such accessory use is not greater than 200 square metres.

BUILDING

A structure used for the shelter or accommodation of persons, animals, goods, or chattels or equipment, having a roof which is supported by columns or walls and including any tents or awnings which are situated on private property when so used.

BUILDING BYLAW

Any bylaw of the City regulating the erection, alteration, repair, occupancy or maintenance of buildings and structures.

BUILDING, APARTMENT

A building except as otherwise defined herein containing three or more dwelling units.

BUILDING, APARTMENT - LOW RISE

A building containing three or more dwelling units which building does not exceed thirteen (13) metres in height.

BUILDING, DUPLEX

A building divided horizontally into two dwelling units.

BUILDING, FOURPLEX

Two duplex buildings attached vertically by a common wall extending from the base of the foundation to the roof line.

BUILDING, MIXED-USE

A building containing a mixed use.

CAMPGROUND

An area of land, managed as a unit, providing short term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers.

CANTILEVER

An overhanging part of a structure supported at one end only.

CARPORT

A space for private passenger vehicles with a roof and not more than two walls - one wall being the rear wall and the other shall not be on the side yard side.

CAR WASH

A building or part of a building where mechanical equipment is used for washing passenger vehicles.

CITY

The City of Regina.

CONFECTIONARY STORE

A store where goods are offered for sale not exceeding 150 square metres of gross floor area used for the display, sale or storage of such goods excluding any gross floor area used for residential purposes.

COUNCIL

The Council of the City.

COURT

Land open to the sky bounded on at least two sides by walls of a building or buildings.

COURT, INNER

A court surrounded by walls of a building.

COURT, OUTER

A court facing a yard.

COVERAGE

The percentage of the lot which is covered by buildings or structures excluding uncovered swimming pools, uncovered terraces, uncovered porches, uncovered verandahs, decks and carports.

DEVELOPMENT

The carrying out of any building, engineering, mining or other operations in, on, or over land or the making of any material change in the use of any building or land.

DISCRETIONARY USES

Uses of land, buildings, or other structures that may be permitted in a zone only at the discretion of and at the location or locations and under the conditions specified by Council and which conform to the regulations respecting lot size, frontage, coverage, floor area ratio, yards, maximum building heights, person per hectare zones, general use regulations and special use regulations applicable to the zone in which the land, building or other structure is located.

DWELLING

A building or part of a building that may be used as a permanent residence excluding a mobile home, but including a factory-built home.

DWELLING UNIT

One or more rooms that may be used as a residence each unit having sleeping, cooking and toilet facilities.

DWELLING UNIT, APARTMENT

A dwelling unit in an apartment building.

DWELLING UNIT, APARTMENT - LOW RISE

A dwelling unit in a low-rise apartment building.

DWELLING, CONVERTED

An existing building originally constructed as a detached dwelling unit, which may be used for more than one dwelling unit.

DWELLING UNIT, DUPLEX

A dwelling unit in a duplex building.

DWELLING UNIT, FOURPLEX

A dwelling unit in a fourplex building.

DWELLING UNIT, DETACHED

A dwelling unit in a building containing only one dwelling unit.

DWELLING UNIT, SEMI-DETACHED

A dwelling unit in a building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.

DWELLING UNIT, TOWNHOUSE

A dwelling unit in a building divided vertically by a common wall extending from the foundation to the roof into three or more attached dwelling units, each having a separate entrance at grade.

DWELLING UNIT, ZERO LOT LINE

A dwelling unit which is constructed abutting a side lot line so as to have only a single side yard.

EXISTING

Existing as of the date of final approval of this Bylaw.

FAST FOOD OUTLET

A building in which food or beverages are offered for sale to the public solely for off-site consumption.

FLOOR AREA RATIO

The gross area of all buildings on a lot divided by the lot area.

GRADE

In all Residential Zones the average elevation of the natural ground level at the walls of a building and in all other zones the average elevation of the sidewalk, or where there is no sidewalk, of the roadway in front of the lot on which the building stands.

GROSS FLOOR AREA

The total floor area in a principal building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each storey below, at and above grade, excluding the

area used for offstreet unloading, parking, mechanical equipment, stairways or shafts.

HEIGHT

Means the vertical distance measured from grade level to the higher of:

1) the highest point of a flat roof
2) the mean level between eaves and ridge of a pitched roof.

HOME OCCUPATION

An occupation conducted for gain in a dwelling unit by the resident or residents.

HOTEL

A building or group of buildings where sleeping accommodation (with or without meals) is provided to the public, but where no individual private cooking facilities are provided.

HOTEL, APARTMENT

A building used for a hotel and apartment dwelling units wherein the aggregate floor area of the dwelling units does not exceed fifty percent of the gross floor area of the building.

LOT

A parcel or contiguous parcels of land in one ownership.

LOT, CORNER

A lot at the intersection of two or more streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side lot lines) contain an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved corner, the corner of the lot shall be that point on the street line nearest to the point of intersection of the said tangents.

LOT, THROUGH

A lot bounded on opposite sides by streets.

LOT DEPTH

The average distance between the front and rear lot lines and, in the case of a triangular lot, the perpendicular distance from the front lot line to the apex of the angle formed by the intersection of the side lot lines.

LOT LINE

The boundary line of a lot, defined as follows:

1) Lot Line, Front means the line dividing the lot from the street; for a corner lot, the shorter lot line abutting a street; for a through lot; the lot line shall be determined by the City Manager. In the case of a Planned Group of Dwelling Units - Inner City located on a corner lot, the front lot line shall be determined to be the street frontage on the same side as the front lot lines of abutting lots on the same block face.

2) Lot Line, Rear means the lot line or point of intersection of the side lot lines farthest from and opposite the front lot line.

3) Lot Line, Side means a lot line other than a front or rear lot line.

MIXED-USE

A mixture of uses containing residential and one or more of the following types of uses - confectionary stores, retail stores, personal service establishments, service or repair shops, offices for administration, sales or general business of any nature, banks or other financial institutions, professional offices, medical or dental clinics, real estate or insurance offices; restaurants; bakery shops; or day care centres.

MIXED - USE 40%

Mixed-uses in an existing or reconstructed building or in a building at the location specified in Section 10.10 and in which at least 40% of the gross floor area is used as dwelling units. Notwithstanding the above, mixed use 40% may be developed in both new and/or existing and reconstructed buildings in the RM - Residential Mixed Use Zone.

MIXED - USE 80%

Mixed-uses in a building and in which at least 80% of the gross floor area is used as dwelling units.

MOBILE HOME

A trailer coach that is used as a dwelling all the year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewerage system.

MOBILE HOME LOT

A lot designed for the placement of a mobile home.

MOBILE HOME SITE

A parcel of land within a mobile home park intended for the exclusive use of a mobile home and, such sites shall be clearly marked by permanent markers or other suitable means.

MOBILE HOME PARK

A lot under single management, for the placement of two or more mobile homes.

MOBILE HOME SUBDIVISION

A division of land into mobile home lots.

MOTEL

A hotel for temporary use by automobile tourists or travellers.

OFF-SITE CAVEATED PARKING

Parking which is accessory to a principal use which is not located on the same lot as the principal use and against which a caveat has been registered by the City under the provisions of Section 8.3.3.c.

PARKING AREA, PUBLIC

A lot or part of a lot or a building for public, customer or employee vehicles including as an accessory use an automobile service station.

PARKING SPACE

A space exclusive of driveway, ramps, columns, to park one vehicle.

PENTHOUSE

Roof top enclosures provide only for elevator machinery, stairways and service rooms used for no purpose other than for service to the building.

PERMITTED USES

Uses of land and the erection or uses of buildings or other structures that are permitted in a zone by this Bylaw in conformity with the regulations respecting lot size, frontage, coverage, floor area ratio, yards, maximum building heights, person per hectare zones, general use regulations and special use regulations applicable to the zone in which the land, building, or other structure is located.

PERSONAL SERVICE ESTABLISHMENT

A business where professional or personal services are provided for gain and where the sale at retail of goods, wares, merchandise, articles or things is only accessory to the provisions of such services, including but without limiting the generality of the foregoing, the following: barber shops; beauty shops; tailor shops; laundry or drycleaning shops; shoe repair shops, but not including any personal service establishment listed in Schedule A.

PLANNED GROUP OF DWELLING UNITS

A development of more than one residential building on a single parcel of land.

PRIVATE CLUB

A building or part of a building used exclusively by the members and guests of a club for social, recreational or athletic activities.

PUBLIC ENCLOSED SPACE

Space within a building which is primarily intended for use by the public but not including any public space normally incidental to the use being carried out on the land.

PUBLIC GARAGE

A building or place where motor vehicles are kept for repair excluding a car wash, a motor vehicle sales lot or a service station.

RECONSTRUCTION

The redevelopment, reuse, or rebuilding of an existing building including the rearrangement or replacement of a structural supporting elements except exterior walls and without any structural additions to the original building.

RESIDENTIAL OFFICE

An office in a dwelling which is used to carry out the administrative duties of a business that performs services off the premises.

RESTAURANT

A building where food and beverages are offered for sale to the public for consumption at tables or counters either inside or outside the building on the lot. As an accessory use take-out service of food and beverages for off-site consumption may be provided. Restaurant includes a hotel dining room and motel dining room and a dining lounge and tavern, licenced under the Liquor Licence Act of Saskatchewan.

RESTAURANT, DRIVE-IN

A building where food and drink are served to the public and at which parking facilities are provided for customers to eat in their automobiles.

RETAIL STORE

A building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such store, but not including any retail outlet listed in Schedule A.

ROOMING HOUSE

A building containing more than one rooming unit.

ROOMING UNIT

A room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this Bylaw with sleeping facilities but without private toilet facilities.

SENIOR CITIZENS' HOME

A building containing dwelling units for the exclusive use of senior citizens, which building is not operated for gain.

SERVICE OR REPAIR SHOP

A shop for servicing, repairing, installing or renting things and equipment, including but without limiting the generality of the foregoing, the following: radio or television service or repair shops; locksmith shops; small appliance service or repair shops; household and carpenter tool service or repair shops, but not including any service or repair shop listed in Schedule A.

SERVICE STATION

A building or clearly defined space on a lot for the retail sale of lubricating oils and gasolines, automobile accessories, and servicing and minor repairing of motor vehicles, a cafeteria, but excluding a car wash, or car sales lot as a principal uses. All sales and storage of accessories or repairing and servicing shall be conducted within a wholly enclosed building.

SHOPPING CENTRE

Any group of more than five (5) permitted or discretionary uses, designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants.

SITE

A lot or larger area of land developed or intended to be developed as one unit.

STOREY

That portion of a building between the upper surface of any floor and the upper surface of the floor next above, except that the topmost storey shall be that portion of a building between the upper surface of the topmost floor and the roof line.

STREET

The whole and entire width of every highway, public road, or road allowance vested in Her Majesty in Right of the Province of Saskatchewan and

shown as such on a Plan of Subdivision registered in the Land Titles Office for the Regina Land Registration District.

STREET LINE

The line between a lot and a street.

STRUCTURE

Anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground but not including pavements, curbs, walks or open air surfaced areas or moving vehicles.

USE

When used as a verb, includes arranged, designed or intended to be used.

WALK

A structure or platform not elevated more than 300 millimetres above design ground level.

YARD

The open, uncovered space on a lot appurtenant to a building and unoccupied by buildings or structures except as specifically permitted elsewhere in this Bylaw. In determining yard measurements the minimum horizontal distance from the respective lot lines shall be used.

YARD, FRONT

That part of a lot which extends across the full width of a lot between the front lot line and the nearest wall or supporting member of a building or structure.

YARD, REAR

That part of a lot which extends across the full width of a lot between the rear lot line and the nearest wall or supporting member of a principal building or structure.

YARD, SIDE

That part of a lot which extends from a front yard to the rear yard between the side lot line of a lot and the nearest wall or supporting member of a building or structure except where the supporting member is supporting an uncovered patio or uncovered sundeck.

ZONE

A district established by this Bylaw.

ZONING MAPS

The maps contained in Section 13 of this Bylaw.

SECTION 2

GENERAL PROVISIONS

2.1 ESTABLISHMENT OF ZONES

The following zones are established:

Residential

R1	-	Residential Suburban Detached
R1A	-	Residential Older Neighbourhood Detached
R2	-	Residential Suburban Semi-Detached
R3	-	Residential Older Neighbourhood
R4	-	Residential Older Neighbourhood
R4A	-	Residential Older Neighbourhood
R5	-	Residential Transitional - Inner City
R6	-	Residential Suburban Multiple Housing
R7	-	Residential Mobile Home
R8	-	Residential Suburban Compact Housing
R9	-	Innismore Residential Transitional
RM	-	Residential Mixed Use

Commercial

NC1	-	Neighbourhood Commercial
NC2	-	Neighbourhood Commercial
HC	-	Highway Commercial
MAC1	-	Major Arterial Commercial
MAC2	-	Major Arterial Commercial
DSC	-	Designed Shopping Centre
DC1	-	Downtown Core Zone 1
DC2	-	Downtown Core Zone 2
DC3	-	Downtown Core Zone 3
TAC	-	Transitional Area Commercial
HS	-	Highway Service

Industrial

IP	-	Prestige Industrial Service
IA	-	Light Industrial
IA1	-	Light Industrial
IB	-	Medium Industrial
IB1	-	Medium Industrial
IC	-	Heavy Industrial
IC1	-	Heavy Industrial
IT	-	Tuxedo Park
WH	-	Dewdney Avenue Warehouse

Regulatory

H	-	Height
P	-	Person Per Hectare
F	-	Floor Area Ratio

Miscellaneous

PS - Public Service
PUD - Planned Unit Development
WC - Wascana Centre
FP - Flood Plain
I - Institutional
UH - Urban Holding
AIR - Airport
AR - Airport Restricted
RR - Railway

2.2 INTERPRETATION

Buildings, structures, lands, uses and regulations may herein be referred to as R1, R1A, R2, R3, R4, R4A, R5, R6, R7, R8, R9, RM, PS, PUD, WC, FP, I, UH, AIR, AR, RR, NC1, NC2, HC, HS, MAC1, MAC2, DSC, DC1, DC2, DC3, TAC, IP, IA, IA1, IB, IB1, IC, IC1, IT, WH, H, P, and F, buildings, structures, lands, uses and regulations respectively.

The expressions R1 Zone, R1A Zone, R2 Zone, R3 Zone, R4 Zone, R4A Zone, R5 Zone, R6 Zone, R7 Zone, R8 Zone, R9 Zone, RM Zone, PS Zone, PUD Zone, WC Zone, FP Zone, I Zone, UH Zone, AIR Zone, AR Zone, RR Zone, NC1 Zone, NC2 Zone, HC Zone, HS Zone, MAC1 Zone, MAC2 Zone, DSC Zone, DC1 Zone, DC2 Zone, DC3 Zone, TAC Zone, IP Zone, IA Zone, IA1 Zone, IB Zone, IB1 Zone, IC Zone, IC1 Zone, IT Zone, WH Zone, H Zone, P Zone, F Zone, as used herein, mean respectively a Zone designated by the symbols R1, R1A, R2, R3, R4, R4A, R5, R6, R7, R8, R9, RM, PS, PUD, WC, FP, I, UH, AIR, AR, RR, NC1, NC2, HC, HS, MAC1, MAC2, DSC, DC1, DC2, DC3, TAC, IP, IA, IA1, IB, IB1, IC, IC1, IT, WH, H, P, F.

The buildings, structures, uses, regulations and zones may herein be called residential, commercial or industrial buildings, structures, uses, regulations and zones.

2.3 DETERMINING ZONING BOUNDARIES

1. A zone boundary shown approximately at a lot, street or lane is at the boundary of the lot, street or lane.

2. A zone boundary shown approximately in the centre line of a street or lane, is at the centreline of the street or lane.

3. A zone boundary shown within a lot, unless specifically noted, is fixed by the scale of the zoning map.

4. A zone boundary shown following approximately a shore line or the centre line of a creek, stream or channel follows the shore line or centre line and moves with any change in such shore line.

5. Where a zone boundary falls along a lot line the map shall indicate the lot numbers between which the boundary falls, but the map need not show the exact lot boundary.

2.4 ZONING MAPS

The City is divided into the zones set out in Section 2.1 as shown on the Zoning Maps or as stated herein.

2.5 COMPLIANCE WITH ZONING BYLAW

No person shall use land, undertake any development, construct, reconstruct, or use any building or structure except in conformity with the regulations controlling the use, this Bylaw and the Act.

2.6 EXISTING DISCRETIONARY USES PERMITTED

Within any zone any existing use of land, a building or structure which is listed as a discretionary use within that zone shall not, as a result of the passage of this Bylaw be nonconforming, but shall be a permitted use at that location, but the use of the land shall not be changed except in conformity with this Bylaw.

2.7 NON-CONFORMING BUILDINGS AND USES

2.7.1 Any lawful use of an existing building or structure or of any building lawfully under construction at the date of approval of this Bylaw, although such use, building or structure does not conform to the regulations of this Bylaw, shall be carried on in accordance with the provisions of Sections 76 to 81, inclusive, of The Planning and Development Act.

2.7.2 No existing use, building or structure shall be deemed to be nonconforming by reason only of the conversion of this Bylaw from the Imperial System of measurement to the Metric System of measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.

2.8 USES ALLOWED IN ALL ZONES

2.8.1 ACCESSORY USES

a) Any use accessory to a lawful use is a permitted use.

b) No accessory building shall exceed 75 square metres in gross floor area or 3.5 metres in height in any Residential Zone.

c) In Residential Zones accessory buildings located in the rear yard may project to within 600 millimetres of a rear lot line or side lot line provided that access to the parking space is not provided directly from the rear yard.

d) In Residential Zones accessory buildings must be set back a minimum of 1.5 metres from the rear lot line and a minimum of 600 millimetres from a side lot line if access to required parking spaces is provided from the rear yard.

e) In Residential Zones no accessory building shall be located closer than 5.5 metres from any street right-of-way.

2.8.2 PUBLIC USES

a) This Bylaw permits the use of land or the use, construction or reconstruction, of a building or structure for the purpose of public service of the City or any public undertaking of a public utility commission, or any other board or commission of the City established or exercising authority under any general or specific statute of Saskatchewan, and any committee or local authority established by bylaw of the City, provided that:

i) such use, building or structure shall comply with the applicable height, floor area ratio, and yard regulations;

ii) there shall be no exterior storage of goods, materials or equipment in any Residential zone;

iii) such building or structure shall be designed and maintained in general harmony with the buildings and structures in that zone; and

b) Notwithstanding the provisions of Section a), uses specifically permitted in the Institutional Zone or Public Service Zone shall only be permitted in that zone.

2.8.3 RESIDENTIAL OFFICES

A residential office is permitted subject to the provisions of Section 9.1 "Residential Offices".

2.8.4 CHILD AND ADULT CARE HOMES

The occupants of a dwelling unit may provide within that dwelling unit:

a) a home or board and room for a fee for children who are wards of a Government agency;

b) a home or board and room for elderly persons who are recipients of old age pensions, or retired from continuous gainful employment, or are not normally gainfully employed;

c) a home or board and room for a fee for adults participating in any governmental rehabilitation program.

2.9 SIGHT TRIANGLE

Subject to Bylaw 6066, on any corner lot in all zones except Commercial and Industrial Zones, a fence, hedge, shrub, bush, tree or other plant or structure shall not be erected or permitted to grow to a height greater than 750 millimetres above grade of the streets that abut the lot within the triangular area bounded by the street lines and a line joining points on the street lines a distance of 7.5 metres from their point of intersection. No sign will be permitted within or overhanging the required sight triangle.

2.10 PERMITTED YARD ENCROACHMENTS

The following encroachments on a yard shall be permitted:

a) In Residential or Institutional Zones, window sills, belt courses, cornices, eaves, gutters, bay windows, chimney breasts and similar non-structural architectural features may project a distance of 600 millimetres into any required yard but not closer to any lot line than 150 millimetres. The total area of all such projections taken on a horizontal plane through the widest portion of such projections shall not exceed 2 square metres.

b) Fire escapes may project 1.5 metres into any required yard but not closer to any lot line than 150 millimetres.

c) Uncovered platforms, balconies, or steps may project 1.5 metres into any required front or rear yard. Uncovered platforms or decks 300 millimetres or less in height do not require side yard setbacks.

d) Porches having a floor area not exceeding 3 square metres may project 1.5 metres into a required front yard.

e) In all zones except Residential and Institutional Zones there shall be no restriction on the encroachments listed in this section except in cases where there is an abutting Residentially zoned lot. In such case all the provisions of this section must be met insofar as they apply to the side yard or rear yards between the non-residential use and the Residentially zoned lot.

2.11 REAR YARDS IN RESIDENTIAL ZONES

In determining the percentage of lot area within the rear yard in Residential Zones any area adjacent to the rear yard, but not included within the side or front yards shall be treated as being within the rear yard.

2.12 FRONTAGE FOR IRREGULAR LOTS

The minimum lot frontage on lots having a curved front lot line shall be measured as the distance between the side lot lines along a line drawn parallel to and 6 metres distant from a tangent to the midpoint of the front lot line.

2.13 WATER AND SEWAGE SERVICES

No building or structure shall be constructed or reconstructed nor shall any building, structure or land be used unless served by public sewer and water facilities or exempted by statement from the Medical Health Officer of the City indicating that the proposed or existing sanitary facilities are satisfactory.

2.14 CORNER LOTS IN COMMERCIAL ZONES

Where a lot in a Commercial Zone adjoins or is separated from a Residential Zone by a public lane or utility right-of-way, its principal access shall be from the street other than that abutting the adjacent Residential Zone and its secondary access may be from the street abutting the Residential Zone.

2.15 PROVISION OF OPEN SPACE FOR APARTMENT DWELLING UNITS

Landscaped open space shall be provided adjacent to apartment buildings on the same lot and equal in area to 25% of the lot area. Such open space shall not be used for purposes of parking, driveways or loading.

2.16 USES SPECIFICALLY MENTIONED OR DEFINED

Excepting in Sections 8.3 and 8.4, a use listed in Schedule A, shall be deemed not to be included in any general use category nor within any generic term defined in Section 1, Definitions.

SECTION 3

ADMINISTRATION, ENFORCEMENT, PENALTIES

3.1 DEVELOPMENT OFFICER

The Development Officer, who shall be the Director of Buildings and Civic Properties, shall administer the Zoning Bylaw.

3.2 DEVELOPMENT PERMIT

1. Except where a building permit is required to be issued or where a particular development is specifically exempted by this bylaw, no development of a permitted use shall commence without a development permit first being obtained. (Note: The term Development as used herein includes any material change in the use of land. See Section 1 for the definition of Development.)

2. No development of a discretionary use shall commence without a building permit where required and a development permit first being obtained.

3.3 DEVELOPMENT PERMIT APPLICATIONS

1. Applications for a development permit shall be made to the development officer and shall be in form A attached hereto.

2. Where an application is made for a development permit with respect to a discretionary use, the applicant shall undertake to pay the cost of advertising such application where the Council directs that such application be advertised.

3. Where an application for a development permit is made for a permitted use, the development officer shall issue a development permit where the development is in conformity with this Bylaw, the Act and all other City bylaws.

4. Where an application for a development permit is made for a discretionary use, the development officer shall advise the City Manager of the receipt of such application and the City Manager shall advise Council of the receipt of the application as soon as practicable following notification from the development officer.

5. As soon as practicable after Council is advised that an application has been made for a development permit under paragraph 4 of the subsequent section, Council shall consider the application as one made to it to permit a discretionary use in accordance with Section 3.6 Prior to making a decision thereon, Council may refer the application, for review and report to Council, to such City officials, Council Committees, Government Agencies and interested groups

as Council may consider appropriate and may also direct that notice of the application be advertised twice during one week in a newspaper circulating within the City.

6. Upon approval of a discretionary use by Council, the development officer shall issue a development permit for the discretionary use at the location or locations and under the conditions specified by Council in its approval.

7. Where any development for which a development permit has been issued is not being undertaken in accordance with this Bylaw, the Act, or other relevant City bylaws, and in the case of a discretionary use, in accordance with conditions specified by Council, Council may direct that the development officer revoke or suspend all development permits; provided that the development permit shall be reinstated upon compliance with this Bylaw, the Act, any other relevant bylaw or the conditions imposed by Council as the case may be.

8. Development permits shall be valid for one year from the date of issuance by the Development Officer.

3.4 NO DEVELOPMENT PERMIT IS REQUIRED FOR THE FOLLOWING:

a) maintenance or repair that does not include structural alterations or major works or renovation;

b) completion of a building or structure lawfully under construction at the date of approval of this Bylaw provided that:

   i) it is completed in compliance with its building permit, and

   ii) construction or reconstruction is commenced within twelve months of the date of issuance of the last permit relating thereto.

c) construction required for operations for which a development permit has issued, for the period of those operations;

d) maintenance and repair of public works, services and utilities carried out by or on behalf of public authorities;

e) fences or accessory buildings with a floor area of less than 75 square metres.

3.5 PERMITTED USE

A permitted use in any zone is a lawful use in such zone.

3.6 DISCRETIONARY USE

A use, stated herein to be discretionary, is not permitted or lawful use, but may be permitted, in the discretion of Council, and upon such approval the use shall be permitted and lawful only at the location and only in accordance with the conditions specified by Council at the time of approval.

3.7 REZONING

When application is made to Council for an amendment to this Bylaw it shall be accompanied by an application fee of $50, which fee is not refundable.

3.8 ZONING APPEALS BOARD

1. The Zoning Appeals Board of the City of Regina is established.

2. The Board of Zoning Appeals shall comprise seven persons who shall be appointed in accordance with Section 82 of The Planning and Development Act.

3. An appeal to the Board of Zoning Appeals and therefrom to the Provincial Planning Appeals Board may be taken in accordance with Sections 82 and 83 of The Planning and Development Act.

3.9 GENERAL PURPOSE OF ZONES

Where a general purpose is outlined for any zone the description of the general purpose of the zone shall be deemed to be informative only and shall not form part of this Bylaw.

3.10 REPEAL OF BYLAWS

Bylaws 4306, 6170, 6200 and amendments thereto are hereby repealed.

3.11 EFFECTIVE DATE OF BYLAW

This Bylaw shall come into force as of the date of final passage but have no effect until approved by the Minister of Municipal Affairs.

3.12 SEVERABILITY PROVISION

A decision of a Court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this Bylaw.

3.13 OFFENCES AND PENALTIES

Any person who violates this Bylaw is guilty of an offense and liable on summary conviction to the penalties in the Act.

SECTION 4

USE ZONES

4.1 R1: RESIDENTIAL SUBURBAN DETATCHED ZONE

GENERAL PURPOSE OF ZONE

The R1 Zone is the most restrictive residential zone. It permits only detached dwelling units as residential uses.

4.1.1 PERMITTED USES

The following are permitted uses in R1 Zones:

a) Detached Dwelling Units
b) All permitted uses in PS - Public Service Zone

4.1.2 DISCRETIONARY USES

The following are discretionary uses in R1 Zones:

a) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
b) Planned Groups of Dwelling Units subject to the provisions of Section 9.5
c) Churches
d) Day Care Centres subject to the provisions of Section 9.3
e) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
f) Home Occupations subject to the provisions of Section 9.2
g) Child and Adult Care Homes subject to the provisions of Section 2.8.4.

4.1.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are shown on Table 1, Dwelling Unit Regulations, unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R1 Zone shall be 11 metres unless otherwise specified on the Zoning Maps.

4.2 R1A: RESIDENTIAL OLDER NEIGHBOURHOOD DETACHED ZONE

GENERAL PURPOSE OF ZONE

This zone is less restrictive than the R1 Zone because it permits smaller lot sizes for R1 uses in older residential areas.

4.2.1 PERMITTED USES

The following are permitted uses in R1A Zones:

a) Detached Dwelling Units
b) All permitted uses in PS - Public Service Zones

4.2.2 DISCRETIONARY USES

The following are discretionary uses in R1A Zones:

a) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
b) Planned Groups of Dwelling Units subject to the provisions of Section 9.5
c) Churches
d) Day Care Centres subject to the provisions of Section 9.3
e) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
f) Home Occupations subject to the provisions of Section 9.2
g) Child and Adult Care Homes subject to the provisions of Section 2.8.4.

4.2.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are shown on Table 1, Dwelling Unit Regulations, unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R1A Zone shall be 11 metres unless otherwiseAspecified on the Zoning Maps.

4.3 R2: RESIDENTIAL SUBURBAN SEMI-DETACHED ZONE

GENERAL PURPOSE OF ZONE

This zone permits semi-detached dwelling units. Other uses are the same as the R1 Zone.

4.3.1 PERMITTED USES

The following are permitted uses in R2 Zones:

a) Detached Dwelling Units
b) Semi-detached Dwelling Units
c) All permitted uses in PS - Public Service Zone
d) Duplex Dwelling Units

4.3.2 DISCRETIONARY USES

The following are discretionary uses in R2 Zones:

a) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
b) Planned Groups of Dwelling Units subject to the provisions of Section 9.5
c) Churches
d) Day Care Centres subject to the provisions of Section 9.3
e) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
f) Home Occupations subject to the provisions of Section 9.2
g) Child and Adult Care Homes subject to the provisions of Section 2.8.4.

4.3.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are as shown on Table 1, Dwelling Unit Regulations, unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R2 Zone shall be 11 metres unless otherwise specified on the Zoning Maps.

4.4 R3: RESIDENTIAL OLDER NEIGHBOURHOOD ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to stabilize older low density residential areas and to encourage, on a limited scale, the development or redevelopment of residential uses compatible with both the neighbourhood and the immediate site.

4.4.1 PERMITTED USES

The following are permitted uses in R3 Zones:

a) Detached Dwelling Units
b) Semi-detached Dwelling Units
c) Duplex Dwelling Units
d) All permitted uses in PS - Public Service Zone

4.4.2 DISCRETIONARY USES

The following are discretionary uses in R3 Zones:

a) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
b) Planned Groups of Dwelling Units subject to the provisions of Section 9.5
c) Churches
d) Day Care Centres subject to the provisions of Section 9.3
e) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
f) Home Occupations subject to the provisions of Section 9.2
g) Child and Adult Care Homes subject to the provisions of Section 2.8.4.

4.4.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are as shown on Table 1, Dwelling Unit Regulations, unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R3 Zone shall be 11 metres unless otherwise specified on the Zoning Maps.

4.5 R4: RESIDENTIAL OLDER NEIGHBOURHOOD ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to stabilize older, low density residential areas while recognizing the demand for the conversion of older, large detached dwellings to rental housing.

4.5.1 PERMITTED USES

The following are permitted uses in R4 Zones:

a) Detached Dwelling Units
b) Semi-detached Dwelling Units
c) Duplex Dwelling Units
d) Converted Dwellings
e) All permitted uses in PS - Public Service Zone

4.5.2 DISCRETIONARY USES

The following are discretionary uses in R4 Zones:

a) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
b) Rooming Houses
c) Townhouse Dwelling Units
d) Planned Groups of Dwelling Units subject to the provisions of Section 9.5
e) Churches
f) Day Care Centres subject to the provisions of Section 9.3
g) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
h) Home Occupations subject to the provisions of Section 9.2
i) Child and Adult Care Homes subject to the provisions of Section 2.8.4.

4.5.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are as shown on Table 1, Dwelling Unit Regulations, unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R4 Zone shall be 13 metres unless otherwise specified on the Zoning Maps.

4.6 R4A: RESIDENTIAL OLDER NEIGHBOURHOOD ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to provide stability for older inner city neighbourhoods while recognizing that some areas may be appropriate for townhouse and apartment development.

4.6.1 PERMITTED USES

The following are permitted uses in R4A Zones:

a) Detached Dwelling Units
b) Semi-detached Dwelling Units
c) Duplex Dwelling Units
d) Converted Dwellings
e) All permitted uses in PS - Public Service Zone

4.6.2 DISCRETIONARY USES

The following are discretionary uses in R4A Zones:

a) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
b) Rooming Houses
c) Fourplex Dwelling Units
d) Townhouse Dwelling Units
e) Apartment Dwelling Units - Low Rise
f) Apartment Dwelling Units
g) Senior Citizens' Homes
h) Planned Groups of Dwelling Units subject to the provisions of Section 9.5
i) Churches
j) Day Care Centres subject to the provisions of Section 9.3
k) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
l) Home Occupations subject to the provisions of Section 9.2
m) Child and Adult Care Homes subject to the provisions of Section 2.8.4.

4.6.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are shown on Table 1, Dwelling Unit Regulations unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R4A Zone shall be 13 metres unless otherwise specified on the Zoning Maps.

4.7 R5: RESIDENTIAL TRANSITIONAL - INNER CITY ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to maintain the residential viability of the area south of the central business district and north of College Avenue and to ensure orderly transition and redevelopment of older residential structures used for a variety of non-residential purposes to a mixture of residential and commercial uses.

4.7.1 PERMITTED USES

The following are permitted uses in R5 Zones:

a) Detached Dwelling Units
b) Semi-detached Dwelling Units
c) Duplex Dwelling Units
d) Converted Dwellings
e) Rooming Houses
f) Fourplex Dwelling Units
g) All permitted uses in PS - Public Service Zone

4.7.2 DISCRETIONARY USES

The following are discretionary uses in R5 Zones:

a) Townhouse Dwelling Units
b) Apartment Dwelling Units - Low Rise
c) Apartment Dwelling Units
d) Senior Citizens' Homes
e) Mixed-use 40%
f) Mixed-use 80%
g) Planned Groups of Dwelling Units subject to the provisions of Section 9.5
h) Churches
i) Day Care Centres subject to the provisions of Section 9.3
j) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
k) Home Occupations subject to the provisions of Section 9.2
l) Child and Adult Care Homes subject to the provisions of Section 2.8.4.

4.7.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are shown on Table 1, Dwelling Unit Regulations unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R5 Zone shall be 30 metres unless otherwise specified on the Zoning Maps.

3. Provided the minimum front yard as set out in Table 1 is maintained a building or structure may be cantilevered to

within 2 metres of the front lot line where such cantilever forms the floor of the second storey of the building or structure.

4.8 R6: RESIDENTIAL SUBURBAN MULTIPLE HOUSING ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to regulate the locations and standards for apartment buildings, townhouse and fourplex dwellings. The varying density designations will determine the intensity of residential development.

4.8.1 PERMITTED USES

The following are permitted uses in R6 Zones:

a) Fourplex Dwelling Units
b) Townhouse Dwelling Units
c) Apartment Dwelling Units - Low Rise

4.8.2 DISCRETIONARY USES

The following are discretionary uses in R6 Zones:

a) Apartment Dwelling Units
b) Detached Dwelling Units
c) Semi-detached Dwelling Units
d) Planned Group of Dwelling Units subject to the provisions of Section 9.5
e) Senior Citizens' Homes
f) Churches
g) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
h) Day Care Centres subject to the provisions of Section 9.3
i) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
j) Home Occupations subject to the provisions of Section 9.2
k) Child and Adult Care Homes subject to the provisions of Section 2.8.4
l) Duplex Dwelling Units

4.8.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are as shown on Table 1, Dwelling Unit Regulations, unless otherwise specified on the Zoning Maps.

2. The maximum building height in the R6 Zone shall be 20 metres unless otherwise specified on the Zoning Maps.

4.9 R7: RESIDENTIAL MOBILE HOME ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to provide for the development of mobile home subdivisions and mobile home parks.

4.9.1 PERMITTED USES

The following are permitted uses in R7 Zones:

a) Mobile Home Subdivisions

4.9.2 DISCRETIONARY USES

The following are discretionary uses in R7 Zones:

a) Mobile Home Parks
b) Confectionary Stores and dwelling units in the same building subject to the provisions of Section 9.8
c) Churches
d) Day Care Centres subject to the provisions of Section 9.3
e) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
f) Home Occupations subject to the provisions of Section 9.2

4.9.3 REGULATIONS

The regulations for mobile home parks are as follows:

1. For the purpose of this Section mobile home site and lot shall mean the same.

2. Side yards

   a) Where the main window of a living room in a mobile home faces a side lot or site line the side yard shall not be less than 7.5 metres.
   b) Where the main window of a living room in a mobile home does not face a side lot or site line the side yard shall not be less than 4 metres.
   c) The other side yard shall be not less than 1.8 metres.
   d) On a corner lot or site where the side yard abuts a street or roadway the side yard abutting the street or roadway shall not be less than 4 metres.

3. Structural Additions and Accessory Buildings

   a) Structural additions to the mobile home may be projected into any yard provided:

      i) the front yard projections do not exceed 1.5 metres and a floor area of 12 square metres; and

ii) the projections into side and rear yards are not less than 1.2 metres from the side or rear lot or site lines and do not exceed a floor area of 8 square metres.

b) Stairs and landing located in the side yard at the entrance door to a mobile home shall not be less than 600 millimetres from the side lot or site line.

c) Accessory buildings and structures shall be set back a distance of not less than 1.5 metres from the side or rear lot or site lines.

d) Detached accessory buildings and structures shall not exceed a height of 3.5 metres.

4. Minimum Floor Area

The minimum floor area of a mobile home shall not be less than that established by Canadian Standards Association - Z240 standards.

5. Buffer Strips and Landscaped Areas

a) A landscaped area of not less than 7.5 metres in width shall be provided and developed within a mobile home park along its boundary limits which shall be in addition to the area required for recreational use.

6. Mobile Home Park Recreational Areas

a) Ten (10%) percent of the gross area of mobile home parks shall be provided and developed for recreational use including community buildings and outdoor recreational facilities subject to the following:

i) In mobile home parks of 100 or less mobile home sites, one site centrally located and designated for recreational use shall be provided.

ii) In mobile home parks of more than 100 mobile home sites two or more sites designated for recreational uses may be provided and distributed throughout the mobile home park.

7. Mobile Home Park Storage and Service Sites

A mobile home park shall provide a site or sites for all of the following uses associated with the operation of the park development:

a) Mobile Home Park office
b) Service building or buildings

c) Storage facilities for use by mobile home occupants
d) Storage facilities for any equipment used in the operation and maintenance of the mobile home park

4.10 R8: RESIDENTIAL SUBURBAN COMPACT HOUSING ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to permit single and two family development in suburban areas at a slightly higher density.

4.10.1 PERMITTED USES

The following are permitted uses in R8 Zones:

a) Detached Zero Lot Line Dwelling Units
b) Detached Dwelling Units
c) All uses permitted in the PS - Public Service Zone

4.10.2 DISCRETIONARY USES

The following are discretionary uses in R8 Zones:

a) Semi Detached Dwelling Units
b) Duplex Dwelling Units
c) Churches
d) Day Care Centres subject to the provisions of Section 9.3
e) Radio, Television and Microwave Towers subject to the provisions of Section 10.1
f) Home Occupations subject to the provisions of Section 9.2
g) Child and Adult Care Homes subject to the provisions of Section 2.8.4
h) Planned Groups of Dwelling Units subject to the provisions of Section 9.5.

4.10.3 REGULATIONS

1. The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are shown on Table 6, Detached Zero Lot Line Dwelling Unit Regulations and Table 1, Dwelling Unit Regulations, unless otherwise specified in the Zoning Maps.

2. The maximum building height in the R8 Zone shall be 11 metres unless otherwise specified.

3. Parking stalls may be located in the minimum front yard provided that 33 per cent of the said front yard area is maintained as usable open space.

4. Zero lot line dwelling units shall have no windows located on the side of the dwelling abutting directly on a property line.

5. Zero lot line dwelling units shall have their side yards located so as to provide a minimum 1.2 metre separation space between dwellings.

6. Maintenance easements of no less than 1.2 metres for single storey buildings and of 1.2 metres plus .3 metres per storey over one shall be provided on the lot abutting the wall of a zero lot line dwelling which borders directly on the side lot line.

4.10A R9: INNISMORE RESIDENTIAL TRANSITIONAL ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to reflect the existing residential land use in the Innismore area and to facilitate an orderly transition to light industrial uses over the long term.

4.10A.1 PERMITTED USES

The following are permitted uses in the R9 zone:

a) All permitted uses in the PS - Public Service Zone
b) Converted Dwellings
c) Duplex Dwelling Units

4.10A.2 DISCRETIONARY USES

The following are discretionary uses in the R9 zone:

a) Detached Dwelling Units
b) Rooming Houses
c) Home Occupations subject to the provisions of Section 9.2
d) Off-Site caveated parking

4.10A.3 REGULATIONS

1) The regulations respecting lot size, frontage, coverage, floor area ratio, and yards are as shown on Table 1, Dwelling Unit Regulations, unless otherwise specified on the Zoning Maps.

2) The maximum building height in the R9 zone shall be 13 metres unless otherwise specified on the Zoning Maps.

4.10B RM: RESIDENTIAL-MIXED USE ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to maintain the general residential character of a predominantly residential area, while at the same time recognizing the need for limited amounts of mixed use development to enable provision of services for the residents of the neighbourhood in controlled and compatible manner. Mixed use developments shall be restricted to locations on major arterial streets to preserve the integrity of residential areas.

4.10B.1 PERMITTED USES

The following are permitted uses in RM zones:

a) Detached Dwelling Units
b) Semi-detached Dwelling Units
c) Duplex Dwelling Units
d) Converted Dwelling Units
e) Rooming Houses
f) Townhouses
g) All Permitted Uses in PS - Public Service Zone

4.10B.2 DISCRETIONARY USES

The following are discretionary uses in RM zones:

a) Mixed Use 40%
b) Confectionery Stores subject to the provisions of Section 9.8
c) Fourplex Dwelling Units
d) Apartment Dwelling Units - Low Rise
e) Senior Citizens Homes
f) Planned Groups of Dwelling Units subject to the provisions of Section 9.5
g) Churches
h) Day Care Centres subject to the provisions of Section 9.3
i) Radio, Television and Microwave Towers subject to the provisions of Section 10.1
j) Home Occupations subject to the provisions of Section 9.2
k) Child and Adult Care Homes subject to the provisions of Section 2.8.4

4.10B.3 REGULATIONS

1) The regulations respecting lot size, frontage, coverage, floor area ratio and yards are shown on Table 1, dwelling units regulations, unless otherwise specified on the Zoning Maps.

2) The maximum building height in the RM zone shall be 13 metres unless otherwise specified on the zoning Maps.

4.11 PUD: PLANNED UNIT DEVELOPMENT ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to provide for Planned Unit Developments. PUD(R) and PUD(MU) on the Zoning Maps are for descriptive purposes only but indicate where PUD developments of a residential and a mixed use nature respectively will occur.

4.11.1 PERMITTED USES

The following are permitted uses in PUD Zones:

a) Planned Unit Developments in accordance with the Regulations Controlling Planned Unit Development within the City of Regina; and Section 118(2) of The Planning and Development Act.

4.12 WC: WASCANA CENTRE ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to recognize lands under The Wascana Centre Act which controls the uses and regulations.

4.12.1 PERMITTED USES

The following are permitted uses in WC Zones:

a) Uses permitted by the Wascana Centre Authority

4.12.2 REGULATIONS

Uses are regulated by the Wascana Centre Authority.

4.13 I: INSTITUTIONAL ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to regulate and provide sites providing an institutional or community service.

4.13.1 PERMITTED USES

The following are permitted uses in I Zones:

a) Public or Separate Elementary or High Schools
b) Private Schools
c) Universities or Colleges
d) Community Colleges
e) Business, Commercial or Technical Schools
f) Schools for Rehabilitation
g) Schools for the Disabled or Handicapped
h) Convents
i) Eleemosynary Institutions
j) Nursing Homes
k) Hospitals
l) Public Museums or Public Art Galleries
m) Public Auditoriums or Amphitheatres
n) Aquariums totally within buildings
o) Churches
p) Fire Stations
q) Police Stations
r) Libraries
s) Post Offices
t) Community Centres
u) Day Care Centres
v) Senior Citizens Homes

4.13.2 DISCRETIONARY USES

The following are discretionary uses in I Zones:

a) Public Zoos
b) Cemeteries
c) Radio, Television or Microwave Towers subject to the provisions of Section 10.1

4.13.2 REGULATIONS

The regulations respecting lot size, frontage, coverage, floor area ratio, building height, and yards are shown on Table 4, Miscellaneous Zone Regulations, unless otherwise specified on the Zoning Maps.

4.14 UH: URBAN HOLDING ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to ensure that lands required for future urban development are restricted to ensure that future development may proceed in an orderly and well-planned fashion. The discretionary uses of this zone reflect existing uses, not the future uses intended for the zone.

4.14.1 PERMITTED USES

The following are permitted uses in UH Zones:

a) Farms, Market Gardens or other agricultural uses which may include stands for the sale of produce grown or produced on the premises but shall not include abattoirs, meat or poultry products packing or processing plants

b) Greenhouses or Landscape Nursery-Stock Farms which may include facilities for the sale of plants, shrubs or trees and other associated products such as commercial fertilizers, insecticides, small garden tools; but not including farm implements or large equipment or machinery, sales or rentals.

4.14.2 DISCRETIONARY USES

The following are discretionary uses in UH Zones:

a) Campgrounds
b) Golf Courses or Golf Driving Ranges
c) Commercial Amusement Parks
d) Drive-in Theatres
e) Kennels
f) Detached Dwelling Unit accessory to a UH permitted or discretionary use
g) Churches
h) Radio, Television, Microwave Towers subject to the provisions of Section 10.1

4.14.3 REGULATIONS

The regulations respecting lot size, frontage, coverage, floor area ratio, building height, and yards are shown on Table 4, Miscellaneous Zone Regulations, unless otherwise specified on the Zoning Maps.

4.15 PS: PUBLIC SERVICE ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to control those areas used or intended to be used by the public for active or passive recreational purposes.

4.15.1 PERMITTED USES

The following are permitted uses in PS Zones:

a) Parks, Picnic Areas or Open Space Facilities for use by the general public
b) Playgrounds or Tot Lots
c) Bowling Greens
d) Tennis Courts
e) Sports Fields
f) Golf Courses or Golf Driving Ranges
g) Community Centres
h) Outdoor Rinks

4.15.2 DISCRETIONARY USES

The following are discretionary uses in PS Zones:

a) Enclosed Hockey, Ice Skating or Roller Skating Rinks
b) Curling Rinks
c) Swimming Pools
d) Sports Stadia
e) Exhibition Buildings or Amphitheatres
f) Churches
g) Day Care Centres subject to the provisions of Section 9.3
h) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
i) Skateboard Rinks

4.15.3 REGULATIONS

The regulations respecting lot size, frontage, coverage, floor area ratio, building height, and yards are shown on Table 4, Miscellaneous Zone Regulations, unless otherwise specified on the Zoning Map.

4.16 AIR: AIRPORT ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to control lands required for the Regina Airport.

4.16.1 PERMITTED USES

The following are permitted uses in AIR Zones:

a) Uses directly related to the maintenance and operation of private and public aircraft

4.16.2 DISCRETIONARY USES

The following are discretionary uses in the AIR Zones:

a) Uses incidental to the operation of the Regina Airport but providing a service to airport visitors.

4.17 AR: AIRPORT RESTRICTED ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to control undeveloped lands potentially affected by or affecting the operations of the Regina Airport.

4.17.2 PERMITTED USES

The following are permitted uses in AR Zones:

a) Farms, Market Gardens or other agricultural uses which may include stands for the sale of produce grown or produced on the premises, but shall not include abattoirs, meat or poultry products packing or processing plants
b) Greenhouses or Landscape Nursery-Stock Farms which may include facilities for the sale of plants, shrubs or trees and other associated products such as commercial fertilizers, insecticides, small garden tools; but not including farm implements or large equipment or machinery, sales or rentals
c) Parks, Picnic Areas or Open Space Facilities for use by the general public
d) Playgrounds or Tot Lots
e) Bowling Greens
f) Tennis Courts
g) Sports Fields
h) Golf Courses or Golf Driving Ranges
i) Outdoor Rinks

4.17.2 DISCRETIONARY USES

The following are discretionary uses in the AR Zones:

a) Detached Dwelling Units accessory to permitted uses
b) Commercial Amusement Parks
c) Kennels
d) Enclosed Hockey, Ice Skating, or Roller Skating Rinks
e) Curling Rinks
f) Swimming Pools
g) Health, Social, Cultural or Recreational Clubs
h) Private Clubs
i) Community Centres
j) Churches
k) Day Care Centres subject to the provisions of Section 9.3
l) Skateboard Rinks
m) Eleemosynary Institutions

4.17.3 REGULATIONS

The regulations respecting lot size, frontage, coverage, floor area ratio, building height, and yards are shown on Table 4, Miscellaneous Zone Regulations, unless otherwise specified on the Zoning Maps.

4.18 RR: RAILWAY ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to regulate uses directly related to the operation of a railway, railway yards and rail passenger terminal.

4.18.1 PERMITTED USES

The following are permitted uses in RR Zones:

a) Yarding, Storage, Operation or Maintenance of Railway Rolling Stock
b) Rail Passenger Terminals

4.18.2 DISCRETIONARY USES

The following are discretionary uses in RR Zones:

a) Furniture or Appliance Warehousing and Retailing Establishments.

4.18.3 REGULATIONS

The regulations respecting lot size, frontage, coverage, floor area ratio, building height and yards are shown on Table 4, Miscellaneous Zone Regulations, unless otherwise specified on the Zoning Maps.

4.19 FP: FLOOD PLAIN ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to restrict development in areas potentially subject to flooding for purposes of public safety. Areas potentially subject to flooding outside of this zone are protected by the provision of the Building Bylaw.

4.19.2 PERMITTED USES

The following are permitted uses in FP Zones:

a) Parks, Picnic Areas or Open Space Facilities for use by the general public
b) Playgrounds or Tot Lots

4.19.2 DISCRETIONARY USES

The following are discretionary uses in FP Zones:

a) Golf Courses or Golf Driving Ranges
b) Bowling Greens
c) Tennis Courts
d) Sports Fields
e) Outdoor Rinks

4.19.3 REGULATIONS

The regulations respecting lot size, frontage, coverage, floor area ratio, building height, and yards are shown on Table 4, Miscellaneous Zone Regulations, unless otherwise specified on the Zoning Map.

4.20 NC1, NC2: NEIGHBOURHOOD COMMERCIAL ZONES

GENERAL PURPOSE OF ZONE

The purpose of these zones is to provide for shopping facilities for the day-to-day shopping requirements of residents in a neighbourhood. The facilities provided within these zones should, neither by their variety nor by their scale, attract shoppers from other than the neighbourhood in which the neighbourhood shopping area is located. While the uses permitted in both NC Zones are identical, the parking requirements in the NC1 Zone are less restrictive as these zones apply to shopping areas in older neighbourhoods that are developed at higher densities and tend to be more pedestrian oriented.

4.20.1 PERMITTED USES

The following are permitted uses in NC Zones:

a) Confectionary Stores
b) Banks or other Financial Institutions
c) Personal Service Establishments of less than 200 square metres in gross floor area
d) Retail Stores of less than 200 square metres in gross floor area
e) Service or Repair Shops of less than 200 square metres in gross floor area
f) Grocery Stores of less than 1500 square metres in gross floor area
g) Bakery Shops
h) Real Estate or Insurance Offices of less than 200 square metres in gross floor area
i) Day Care Centres
j) Professional Offices of less than 200 square metres in gross floor area
k) Medical or Dental Clinics
l) Libraries
m) Churches

4.20.2 DISCRETIONARY USES

The following are discretionary uses in NC Zones:

a) Restaurants
b) Service Stations
c) Dwelling Units in the same building as a permitted or discretionary use
d) Health, Social, Cultural or Recreational Clubs
e) Private Clubs
f) Real Estate or Insurance Offices of 200 or more square metres of gross floor area
g) Professional Offices of 200 or more square metres of gross floor area
h) Grocery Stores of 1500 or more square metres of gross floor area

i) Shopping Centres containing uses that are permitted or discretionary in this zone
j) Public Garages
k) Bowling Alleys
l) Liquor Stores
m) Offices for Administration, Sales or General Business of any nature
n) Radio, Television, or Microwave Towers subject to the provisions of Section 10.1
o) Fast Food Outlets
p) Community Centres

4.20.3 REGULATIONS

The regulations respecting lot area, frontage, coverage, floor area ratio, building height and yards are as shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

4.21 MAC1, MAC2: MAJOR ARTERIAL COMMERCIAL ZONES

GENERAL PURPOSE OF ZONE

The purpose of these zones is to regulate commercial development along and in close proximity to certain arterial streets. While the uses permitted in the MAC1 and MAC2 Zones are identical, the front yard requirements in the MAC2 Zone are more restrictive.

4.21.1 PERMITTED USES

The following are permitted uses in MAC Zones:

a) Banks or other Financial Institutions
b) Personal Service Establishments
c) Retail Stores of less than 1000 square metres of gross floor area
d) Furniture or Appliance Retailing Establishments
e) Restaurants
f) Liquor Stores
g) Printing or Photostating Establishments
h) Animal Hospitals
i) Auctioneering Establishments
j) Laundry or Dry Cleaning Plants
k) Business, Commercial or Technical Schools
l) Real Estate or Insurance Offices
m) Professional Offices
n) Medical or Dental Clinics
o) Medical or Dental Laboratories
p) Grocery Stores
q) Public Garages
r) Confectionary Stores
s) Bakery Shops
t) Service or Repair Shops
u) Funeral Homes
v) Hotels or Motels
w) Vehicular Sales, Rentals, Servicing or Repairs
x) Mobile Home, Trailer, Recreational Vehicle, Sales, Rentals, Servicing or Repairs
y) Service Stations
z) Bowling Alleys
aa) Offices of Administration, Sales or General Business of any nature
bb) Motor Club Offices
cc) Day Care Centres
dd) Churches
ee) Community Colleges

4.21.2 DISCRETIONARY USES

The following are discretionary uses in MAC Zones:

a) Dwelling Units in the same building as a permitted or discretionary use in this zone.

b) Apartment Dwelling Units - low rise
c) Apartment Dwelling Units
d) Drive-in Restaurants
e) Car Washes
f) Retail Stores of 1000 or more square metres of gross floor area
g) Commercial Entertainment Establishments
h) Health, Social, Recreational Clubs
i) Private Clubs
j) Trade Union Halls
k) Furniture or Appliance Warehousing Establishments
l) Warehousing
m) Lumber Yards
n) Shopping Centres containing uses that are permitted or discretionary in this zone
o) Off-site Caveated Parking
p) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
q) Skateboard Rinks
r) Enclosed Hockey, Ice Skating or Roller Skating Rinks
s) Public Parking Areas
t) Fast Food Outlets
u) Home Improvement Centres
v) Mobile Snack Dispensary
w) Commercial Amusement Parks
x) Taxidermy Shops
y) Electronic Games Establishments
z) Pool Halls

4.21.3 REGULATIONS

The regulations respecting lot size, frontage, coverage, floor area ratio, building height and yards are as shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

4.22 HC: HIGHWAY COMMERCIAL ZONE

GENERAL PURPOSE OF ZONE

The purpose of this Zone is to provide sufficient land adjacent to major routes entering the City for uses serving the travelling public or for uses requiring a high level of accessibility and substantial parking facilities. The access to highway commercial sites should not prejudice the standard of safety, convenience and speed appropriate to the highway. All development shall be of a high standard befitting the major entrances into the City.

4.22.1 PERMITTED USES

The following are permitted uses in HC Zones:

a) Service Stations
b) Restaurants
c) Drive-in Restaurants
d) Car Washes
e) Hotels or Motels
f) Animal Hospitals
g) Vehicular Sales, Service, Rentals or Repairs
h) Banks or other Financial Institutions
i) Mobile Home, Trailer, Recreational Vehicle Sales, Rentals, Services or Repairs
j) Display and sales of Prefabricated or Prepackaged Homes
k) Veterinary Clinics
l) Motor Club Offices

4.22.1 DISCRETIONARY USES

The following are discretionary uses in HC Zones:

a) Drive-in Theatres
b) Kennels
c) Farm Implement, Large Equipment or Machinery Sales or Rental
d) Liquor Stores
e) Commercial Amusement Parks
f) Commercial Entertainment Establishments
g) Churches
h) Day Care Centres
i) Home Improvement Centres
j) Fast Food Outlets
k) Skateboard Rinks
l) Enclosed Hockey, Ice Skating or Roller Skating Rinks
m) Confectionaries in the same building as a permitted or discretionary use

4.22.3 REGULATIONS

The regulations respecting lot, area, frontage, coverage, floor area ratio, building height and yards are shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

4.22A HS: HIGHWAY SERVICE ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to allow for development of low traffic generating commercial uses for the Victoria Avenue East Area including highway oriented uses for the travelling public.

4.22A.1 PERMITTED USES

The following are permitted uses in HS zones:

a) Service Stations with or without accessory automobile related uses
b) Hotels and Motels
c) Vehicular Sales, Service, Rentals or Repairs
d) Mobile Home, Trailer, Recreational Vehicle Sales, Rentals, Service or Repairs
e) Display and Sale of Prefabricated or Prepackaged Homes

4.22A.2 DISCRETIONARY USES

The following are discretionary uses in HS zones:

a) Restaurants with no drive-through service
b) Home Improvement Centres
c) Professional Offices
d) Offices for Administration, Sales or general business of any nature
e) Medical, Dental or research-oriented Laboratories
f) Real Estate Offices
g) Drive-In Theatres
h) Farm Implement, Large Equipment or Machinery Sales or Rentals
i) Animal Hospitals

4.22A.3 REGULATIONS

The regulations respecting lot area, frontage, coverage, floor area ratio, building height and yards are as shown on Table 2, Commercial Zone Regulations, unless otherwise specified on Zoning Maps.

4.23 DSC: DESIGNED SHOPPING CENTRE ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to regulate commercial areas consisting of a group of commercial establishments conceived, designed, developed, or managed as a unit with adjacent major parking facilities.

4.23.1 PERMITTED USES

The following are permitted uses in DSC Zones:

i) Shopping centres including any or all of the following uses:

a) Banks or other Financial Institutions
b) Restaurants
c) Personal Service Establishments
d) Retail Stores
e) Furniture or Appliance Retailing and Warehousing Establishments
f) Liquor Stores
g) Printing or Photostating Establishments
h) Business, Commercial or Technical Schools
i) Medical or Dental Clinics
j) Medical or Dental Laboratories
k) Grocery Stores
l) Offices for Administration, Sales, or General Business of any nature
m) Motor Club Offices
n) Public Meeting Rooms
o) Libraries
p) Service or Repair Shops
q) Confectionary Stores
r) Bakery Shops
s) Professional Offices
t) Banks or Financial Institutions
u) Real Estate or Insurance Offices
v) Service Stations
w) Car Washes
x) Public Garages
y) Day Care Centres
z) Bowling Alleys
aa) Theatres or Cinemas
bb) Commercial Entertainment Establishments
cc) Display and sales of Prefabricated or Prepackaged Homes
dd) Fast Food Outlets

4.23.2 DISCRETIONARY USES

a) Animal Hospitals
b) Off-site Caveated Parking

c) Electronic Games Establishments
d) Pool Halls

4.23.3 REGULATIONS

The regulations respecting lot area, frontage, coverage, floor area ratio, building height and yards are as shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

4.24 DC1: DOWNTOWN CORE ZONE 1

GENERAL PURPOSE OF ZONE

The purpose of this zone is to regulate development in the highest density area of the downtown core and to encourage the development of retail and entertainment establishments in this area.

4.24.1 PERMITTED USES

The following are permitted uses in DC1 Zones:

a) Retail Stores
b) Furniture or Appliance Retailing Establishments
c) Banks or other Financial Institutions
d) Personal Service Establishments
e) Medical or Dental Clinics
f) Medical or Dental Laboratories
g) Offices for administration, sales or general business of any nature
h) Restaurants
i) Art Galleries or Museums
j) Liquor Stores
k) Hotels
l) Printing or Photostating Establishments
m) Business, Commercial or Technical Schools
n) Community Colleges
o) Apartment Dwelling Units
p) Apartment Hotels
q) Senior Citizens' Homes
r) Rooming Houses
s) Real Estate or Insurance Offices
t) Professional Offices
u) Service or Repair Shops
v) Confectionary Stores
w) Bakery Shops
x) Theatres or Cinemas
y) Bowling Alleys
z) Pool Halls
aa) Electronic Game Establishments
bb) Commercial Entertainment Establishments
cc) Motor Club Offices
dd) Health, Social, Cultural or Recreational Clubs
ee) Private Clubs
ff) Churches
gg) Day Care Centres
hh) Eleemosynary Institutions

4.24.2 DISCRETIONARY USES

The following are discretionary uses in DC1 Zones:

a) Public Parking Areas

b) Shopping Centres containing any uses permitted or discretionary in this zone
c) Fast Food Outlets
d) Off-site Caveated Parking
e) Radio, Television, Microwave Towers subject to the provisions of Section 10.1

4.24.3 REGULATIONS

1. The regulations respecting lot area, frontage, coverage, floor area ratio, building height and yards are shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

2. In determining the maximum permitted site coverage as set out in Table 2, Public Enclosed Space shall not be included.

4.25 DC2: DOWNTOWN CORE ZONE 2

GENERAL PURPOSE OF ZONE

The purpose of this zone is to regulate development adjacent to the highest density area of the downtown.

4.25.1 PERMITTED USES

The following are permitted uses in DC2 Zones:

a) Retail Stores of less than 750 square metres of gross floor area
b) Furniture or Appliance Retailing Establishments
c) Banks or other Financial Institutions
d) Personal Service Establishments
e) Medical or Dental Clinics
f) Medical or Dental Laboratories
g) Offices for Administration, Sales or General Business of any nature
h) Motor Club Offices
i) Restaurants
j) Liquor Stores
k) Hotels
l) Photostating, Blueprinting, Engraving or Lithography Establishments
m) Commercial Printing or Publishing Establishments
n) Newspaper Printing Establishments
o) Auctioneering Establishments
p) Laundry or drycleaning plants
q) Pawn Shops
r) Libraries
s) Business, Commercial or Technical Schools
t) Community Colleges
u) Real Estate or Insurance Offices
v) Professional Offices
w) Confectionary Stores
x) Bakery Shops
y) Service or Repair Shops
z) Bus Terminals
aa) Apartment Dwelling Units
bb) Apartment Hotels
cc) Rooming Houses
dd) Senior Citizens' Homes
ee) Theatres or Cinemas
ff) Bowling Alleys
gg) Pool Halls
hh) Electronic Game Establishments
ii) Commercial Entertainment Establishments
jj) Health, Social, Cultural or Recreational Clubs
kk) Trade Union Halls
ll) Churches
mm) Day Care Centres
nn) Private Clubs
oo) Eleemosynary Institutions

4.25.2 DISCRETIONARY USES

The following are discretionary uses in DC2 Zones:

a) Retail Stores of 750 or more square metres of gross floor area
b) Public Parking Areas
c) Shopping Centres containing any uses permitted or discretionary in this zone
d) Service Stations
e) Public Garages
f) Vehicular Sales, Service, Rental or Repairs
g) Fast Food Outlets
h) Off-site Caveated Parking
i) Radio, Television or Microwave Towers subject to the provisions of Section 10.1

4.25.3 REGULATIONS

1. The regulations respecting lot area, frontage, coverage, floor area ratio, building height and yards are as shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

2. In determining the maximum permitted site coverage as set out in Table 2, Public Enclosed Space shall not be included.

4.26 DC3: DOWNTOWN CORE ZONE 3

GENERAL PURPOSE OF ZONE

The purpose of this zone is to provide a transition between the high density commercial and office development in the core and areas of residential and mixed use development south of Thirteenth Avenue.

4.26.1 PERMITTED USES

The following are permitted uses in DC3 Zones:

a) Apartment Dwelling Units
b) Apartment Hotels
c) Rooming Houses
d) Senior Citizens' Homes
e) Professional Offices
f) Medical or Dental Clinics
g) Medical or Dental Laboratories
h) Real Estate or Insurance Offices
i) Restaurants
j) Personal Service Establishments
k) Art Galleries or Museums
l) Confectionary Stores
m) Bakery Shops
n) Banks or other Financial Institutions
o) Liquor Stores
p) Bus Terminals
q) Retail Stores of less than 300 square metres in gross floor area
r) Service or Repair Stores of less then 300 square metres in gross floor area
s) Printing or Photostating Establishments
t) Offices for Administration, Sales or General Business of any nature
u) Motor Club Offices
v) Health, Social, Cultural or Recreational Clubs
w) Trade Union Halls
x) Churches
y) Day Care Centres
z) Eleemosynary Institutions

4.26.2 DISCRETIONARY USES

The following are discretionary uses in DC3 Zones:

a) Public Parking Areas
b) Private Clubs
c) Fast Food Outlets
d) Theatres or Cinemas
e) Bowling Alleys
f) Pool Halls
g) Electronic Game Establishments

h) Off-Site Caveated Parking
i) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
j) Hotels

4.26.3 REGULATIONS

The regulations respecting lot area, frontage, coverage, floor area ratio, building height and yards are as shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

4.27 TAC: TRANSITIONAL AREA COMMERCIAL ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to provide for low density commercial development in the Transitional Area. The commercial development will be primarily office in nature and will be controlled by establishing a percentage on total commercial development in the area as outlined in the Municipal Development Plan.

4.27.1 PERMITTED USES

The following are permitted uses in TAC Zones:

a) Professional Offices
b) Banks or Financial Institutions
c) Real Estate or Insurance Offices
d) Medical and Dental Clinics
e) Offices for Administration, Sales or General Business of any nature
f) Confectionary Stores
g) Day Care Centres

4.27.2 DISCRETIONARY USES

a) Restaurants
b) Funeral Homes
c) Private Clubs
d) Health, Social, Cultural or Recreational Clubs
e) Personal Service Establishments
f) Grocery Stores of less than 750 square metres in gross floor area
g) Bakery Shops
h) Radio, Television, or Microwave Towers subject to the provisions of Section 10.1
i) Ambulance Service Establishments
j) Dwelling Units in the same building as a permitted or discretionary use
k) Eleemosynary Institutions

4.27.3 REGULATIONS

1. The regulations respecting lot area, frontage, coverage, floor area ratio, building height and yards are as shown on Table 2, Commercial Zone Regulations, unless otherwise specified on the Zoning Maps.

2. Provided the minimum front yard as set out in Table 2 is maintained a building or structure may be cantilevered to within 2 metres of the front lot line where such cantilever forms the floor of the second storey of the building or structure.

3. Dwelling units and parkades incorporated into a principal structure shall be excluded from the calculation of the height limitations provided herein and the height of the building shall be determined without reference to any complete storeys of dwelling units, but partial storeys shall be included and, further that the total height including the dwelling units and parkades shall not exceed 20 metres at the following locations:

Lots	Block	Plan	Subdivision
8 - 12, both inclusive	456	Old 33	Regina
8 - 12, both inclusive	457	Old 33	Regina
8 - 12, both inclusive	458	Old 33	Regina
8 - 12, both inclusive	459	Old 33	Regina
8 - 12, both inclusive	460	Old 33	Regina
8 - 12, both inclusive	462	Old 33	Regina
8 - 12, both inclusive	463	Old 33	Regina

and 30 metres elsewhere in the zone.

4.28 IP: PRESTIGE INDUSTRIAL SERVICE ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to provide for a high standard of design, landscaping and maintenance for industrial office type operations, warehousing and service industries. The zone will be in locations highly visible to the traveling public and outside operations in this zone will be limited to the loading and unloading of materials in the rear yard only, well screened from public view.

4.28.1 PERMITTED USES

The following are permitted uses in the IP zone:

a) Professional Offices
b) Banks or other Financial Institutions
c) Real Estate or Insurance Offices
d) Motor Club Offices
e) Offices for Administration, Sales or General Business of any nature
f) Warehousing or indoor storage of any goods, materials or commodity except of a dangerous or noxious nature
g) Indoor sale at retail or wholesale of any goods, materials or commodity which is permitted to be warehoused in this zone, as an accessory use to a warehousing operation
h) Indoor repair, rental or servicing of any commodity which is permitted to be warehoused in this zone

4.28.2 DISCRETIONARY USES

The following are discretionary uses in the IP zone:

a) Restaurants
b) Private Clubs
c) Trade Union Halls
d) Planned Industrial Parks, subject to the provisions of Section 9.5
e) Photostating, blue printing, engraving or lithography establishments of less than 500 square metres in gross floor area
f) Day Care Centres in the same Building as a Permitted or Discretionary Use
g) Hotels or Motels
h) Commercial Entertainment Establishments
i) Business, Commercial or Technical Schools
j) Home Improvement Centres
k) Medical or Dental Clinics
l) Medical or dental Laboratories
m) Health, Social and Recreation Clubs

4.28.3 REGULATIONS

1) The regulations for uses in this zone respecting lot size, coverage, frontage, floor area ratio, building height and yards are as outlined in Table 3, Industrial Zone Regulations, unless otherwise specified in the Zoning Maps.

2) Minimum front yard shall be used completely as landscaped open space. However, driveways leading to parking areas located on the side or rear yard shall be permitted to cross the minimum front yard, but shall be no larger than is necessary to accomplish the purpose they are to serve.

4.29 IA, IA1: LIGHT INDUSTRIAL ZONES

GENERAL PURPOSE OF ZONE

The purpose of these zones is to provide for a wide range of industrial and manufacturing uses with some associated commercial and service establishments but excluding those industries, which may be offensive by reason of noise, smell or other forms of pollution.

4.29.1 PERMITTED USES

The following are permitted uses in IA Zones:

a) Animal Hospitals
b) Trade Union Halls
c) Private Clubs
d) Medical or Dental Clinics
e) Motor Club Offices
f) Medical or Dental Laboratories
g) Ambulance Service Establishments
h) Crematoria
i) Service Stations
j) Public Garages
k) Car Washes
l) Photostating, Blue Printing, Engraving or Lithography Establishments
m) Commercial Printing or Publishing Establishments
n) Newspaper Printing Establishments
o) Laundry or Drycleaning Plants
p) Food Freezer or Locker Plants excluding slaughtering or eviscerating of meats or game
q) Cold Storage Plants
r) Crating Services
s) Repair, Rental or Servicing of any article, vehicle or commodity, the sale, warehousing, fabrication, packaging or assembly which is carried on as a principal permitted use upon the premises or which is permitted within these zones
t) Service or Repair Shops
u) Sale at retail of hardware or any commodity otherwise permitted to be manufactured, processed, fabricated or warehoused in these zones
v) Sale at retail of equipment, supplies or materials for agriculture, mining, industry, business, transportation, building and other construction, except commercial explosives
w) Sale at wholesale of any commodity, the fabrication, storage, warehousing or assembly of which is permitted in this zone
x) Warehousing or indoor Storage of any goods, materials or commodity except of a dangerous or noxious nature
y) Contractors or Builders' Yards or shops for indoor storage or keeping of vehicles, equipment materials or supplier

of any building trade or contractor including performance of shop or assembly work totally within a building, but not including storage, shop work or assembly of heavy machinery, plant or equipment such as cranes, ploughs, tractors, pile drivers, road making equipment, wreckers or steel erector's equipment

z) Fur Dyeing or Finishing except Tanning
aa) Dyeing
bb) Cleaning of Rugs, Carpets or Rags
cc) Soft Drink Bottling
dd) Industrial Printing
ee) Ink Mixing and Packaging
ff) Mirror Silvering
gg) Metal Sharpening or Machining
hh) Industrial Laboratories
ii) Retreading and Repairing of Tires
jj) Milk Plants or Dairies
kk) Packaging, Bottling, Boxing (and Mixing of completely fabricated, processed or manufactured materials) of any article or commodity for which the warehoused, storage, sale at retail, sale at wholesale, fabrication, processing or manufacture is permitted within these zones
ll) Fabrication or Assembly of any item from standardized parts but excluding any processing of raw materials or partly finished materials
mm) Machine Shops
nn) Light Manufacturing of goods or products that are not IB zone permitted uses and are of a nature considered to be less offensive than uses permitted in IB zones
oo) Biscuit Plants
pp) Bakeries
qq) Breweries or Distilleries
rr) Lumber Yards
ss) Confectionary Stores
tt) Vehicular Sales, Rentals, Servicing or Repairs
uu) Mobile Home, Trailer, Recreational Vehicle Sales, Rentals, Servicing or Repairs
vv) Display and Sales of Prefabricated or Prepackaged Homes
ww) Furniture or Appliance Warehousing or Retailing Establishments
xx) Taxidermy Shops

4.29.2 DISCRETIONARY USES

The following are discretionary uses in IA zones:

a) Banks or other Financial Institutions
b) Real Estate or Insurance Offices
c) Professional Offices
d) Offices for Administration, Sales or General Business of any nature
e) Restaurants
f) Drive-in Restaurants
g) Auctioneering Establishments

h) Pawn Shops
i) Funeral Homes
j) Commercial Entertainment Establishments
k) Public Parking Areas
l) Business, Commercial or Technical Schools
m) Churches
n) Day Care Centres
o) Food Processing
p) Planned Industrial Parks subject to the provisions of Section 9.6
q) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
r) Skateboard Rinks
s) Enclosed Hockey, Ice Skating or Roller Skating Rinks
t) Off-site Caveated Parking
u) Home Improvement Centres
v) Pool Halls
w) Living quarters for a watchman or caretaker and his family, whose duties are essential to the security of the industrial use, and said living quarters shall be located on the same lot or lots as the industrial use.

4.29.3 REGULATIONS

The regulations for uses in these zones respecting lot size, coverage, frontage, floor area ratio, building height and yards are as shown on Table 3, Industrial Zone Regulations, unless otherwise specified on the Zoning Maps.

4.30 IB, IB1: MEDIUM INDUSTRIAL ZONES

GENERAL PURPOSE OF ZONE

The purpose of these zones is to provide for a range of industrial uses that permit a reasonable level of outdoor storage and activity but not of an obnoxious or offensive nature.

4.30.1 PERMITTED USES

The following are permitted uses in IB Zones:

a) Nurseries, Greenhouses or Market Gardens
b) Veterinary Clinics
c) Stray Animal Shelters for small animals excluding pigs, sheep, horses or cattle
d) Crematoria
e) Service Stations
f) Public Garages
g) Car Washes or Vehicle Washes
h) Photostating, Blue Printing, Engraving or Lithography Establishments
i) Commercial Printing or Publishing Establishments
j) Newspaper Printing or Publishing Establishments
k) Laundry or Drycleaning Plants
l) Food Freezer or Locker Plants excluding slaughtering or eviscerating of meats or game
m) Cold Storage Plants
n) Crating Services
o) Trucking or Freight Terminals
p) Service or Repair Shops
q) Repair, Rental or Servicing of any article, vehicle or commodity, the sale, warehousing, fabrication, packaging or assembly which is carried on as a principal permitted use upon the premises or which is permitted within these zones
r) Sale at retail of hardware or any commodity otherwise permitted to be manufactured, processed, fabricated or warehoused on the premises
s) Sale at retail of equipment, supplies or materials for agriculture, mining, industry, business, transportation, building and other construction, except commercial explosives
t) Sale at wholesale of any commodity, the fabrication, storage, warehousing or assembly of which is permitted in this zone
u) Warehousing or storage of any goods, materials or commodity except of a dangerous or noxious nature
v) Contractors or Builders' Yard (or Shop) for storage or keeping of vehicles, equipment, materials or supplies of any building trade or contractor including performance of shop or assembly work or the storage of heavy machinery, plant or equipment
w) Fur Dyeing or Finishing except Tanning

x) Dyeing
y) Cleaning of Rugs, Carpets or Rags
z) Soft Drink Bottling
aa) Industrial Printing
bb) Ink Mixing and Packaging
cc) Mirror Silvering
dd) Metal Sharpening or Machining
ee) Industrial Laboratories
ff) Retreading and Repairing of Tires
gg) Milk Plants or Dairies
hh) Packaging, Bottling, Boxing (and Mixing of completely fabricated, processed or manufactured materials) of any article or commodity for which the warehoused, storage, sale at retail, sale at wholesale, fabrication, processing or manufacture is permitted within these zones
ii) Fabrication or Assembly of any item from standardized parts but excluding any processing of raw materials or partly finished materials
jj) Ice Manufacture and Storage
kk) Grain Milling, Cleaning or Drying
ll) Blacksmith Shop, fabrication of iron or metal appurtenances or goods
mm) Machine Shops
nn) Sheet Metal Products, fabrication of culverts, tanks, pipes, etc.
oo) Biscuit Plant
pp) Bakeries
qq) Breweries or Distilleries
rr) Manufacturing of vinegar, sauerkraut, fermented fruit or vegetable products
ss) Manufacturing of nitrogen or oxygen
tt) Manufacturing of chemicals other than heavy or noxious substances
uu) Food Processing
vv) Lumber Yards
ww) Taxidermy Shops

4.30.2 DISCRETIONARY USES

The following are discretionary uses in IB Zones:

a) Public Parking Areas
b) Planned Industrial Parks subject to the provisions of Section 9.6
c) Day Care Centres
d) Private Clubs
e) Sandblasting
f) Salvage Yards for automobile wrecking or the keeping and storage of waste paper, rags, bones, bottles, bicycles, automobile tires, old metal, and other scrap material or the buying, selling, exchaining, baling, packing, dismantling or handling of such
g) Radio, Television or Microwave Towers subject to the provisions of Section 10.1

h) Business, Commercial or Technical Schools
i) Living quarters for a watchman or caretaker and his family, whose duties are essential to the security of the industrial use, and said living quarters shall be located on the same lot or lots as the industrial use.

4.30.3 REGULATIONS

The regulations for uses in this zone respecting lot size, coverage, frontage, floor area ratio, building height and yards are as shown on Table 3, Industrial Zone Regulations, unless otherwise specified on the Zoning Maps, and except within the IB1 Zone a 7.5 metre front yard shall be required within Ross Industrial Subdivision, Alliance Industrial Subdivision, all those lands included within Registered Plan No. 70R18593 and Registered Plan No. 72R27589, all of Section 33 - 17 - 19 - W2nd Meridian, all that portion of Section 28 - 17 - 19 - W2nd Meridian bounded by the northern boundary of the C.P.R. right-of-way on the south and the eastern boundary of Park Street on the west.

4.31 IC, IC1: HEAVY INDUSTRIAL ZONES

GENERAL PURPOSE OF ZONE

The purpose of these zones is to provide for those industrial and manufacturing establishments which, by nature of their operations, may result in noise, smell, or other forms of pollution that would affect adjoining land uses.

4.31.1 PERMITTED USES

The following are permitted uses in IC Zones:

a) Veterinary Clinics
b) Stray Animal Shelters for small animals excluding pigs, sheep, horses or cattle
c) Crematoria or Mortuaries
d) Service Stations
e) Public Garages
f) Car Washes or Vehicle Washes
g) Cold Storage or Locker Plants
h) Crating Services
i) Trucking or Freight Terminals
j) Service or Repair Shops
k) Repair, Rental or Servicing or any article, vehicle or commodity, the sale, warehousing, fabrication, packaging or assembly which is carried on as a principal permitted use upon the premises or which is permitted within these zones
l) Sale at retail of hardware or any commodity otherwise permitted to be manufactured, processed, fabricated or warehoused on the premises
m) Sale at retail of equipment, supplies or materials for agriculture, mining, industry, business, transportation, building, and other construction
n) Sale at wholesale of any commodity, the fabrication, storage, warehousing or assembly of which is permitted in this zone
o) Warehousing or storage of any goods, materials or commodity except of a dangerous or noxious nature
p) Contractors or Builders Yard (or Shop) for storage or keeping of vehicles, equipment, materials or supplies of any building trade or contractor including performance of shop or assembly work or the storage of heavy machinery, plant or equipment
q) Rock or Gravel Processing
r) Railroad Yards for storage, maintenance, repair of rolling stock or other equipment, for servicing or supply of trains, or including the customary buildings or structures therefore
s) Livestock Feed Yards or Stock Yards
t) Oil or Gas Storage Yards
u) Fur Dyeing, Finishing or Tanning
v) Dyeing

w) Cleaning of Rugs, Carpets or Rags
x) Soft Drink Bottling
y) Industrial Printing
z) Ink Mixing and Packaging
aa) Mirror Silvering
bb) Metal Sharpening or Machining
cc) Industrial Laboratories
dd) Retreading and Repairing of Tires
ee) Milk Plants or Dairies
ff) Packaging, Bottling, Boxing (and Mixing of Completely fabricated, processed or manufactured materials) of any article or commodity for which the warehoused, storage, sale at retail, sale at wholesale, fabrication, processing or manufacture is permitted within these zones
gg) Fabrication or Assembly of any article or commodity
hh) Food Processing
ii) Ice Manufacture and Storage
jj) Grain Milling, Cleaning or Drying
kk) Blacksmith Shop, fabrication of iron or metal appurtenances or goods
ll) Machine Shops
mm) Sheet Metal Products, fabrication of culverts, tanks, pipes, etc.
nn) Sandblasting
oo) Biscuit Plant
pp) Bakeries
qq) Breweries or Distilleries
rr) Manufacturing of vinegar, sauerkraut, fermented fruit or vegetable products
ss) Manufacturing of nitrogen or oxygen
tt) Manufacturing of chemicals
uu) Manufacturing, Processing, Storage or Fabrication of any goods except Nuclear Generating or Nuclear Processing Plants
vv) Taxidermy Shops

4.31.2 DISCRETIONARY USES

The following are discretionary uses in IC Zones:

a) Planned Industrial Parks subject to the provisions of Section 9.6
b) Day Care Centres
c) Salvage Yards for automobile wrecking or the keeping and storage of waste paper, rags, bones, bottles, bicycles, automobile tires, old metal, and other scrap material or the buying, selling, exchanging, baling, packing, dismantling or handling of such
d) Manufacturing, Processing, Storage or Fabrication of Explosives
e) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
f) Abbatoirs or Animal By-Product Rendering Plants

4.31.3 REGULATIONS

The regulations for uses in this zone respecting lot size, coverage, frontage, floor area ratio, building height and yards are as shown on Table 3, Industrial Zone Regulations, unless otherwise specified on the Zoning Maps.

4.32 IT: INDUSTRIAL TUXEDO PARK ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to provide for light to medium industrial uses in the Tuxedo Park area under one zone. These uses include some associated commercial and service establishments but excludes any businesses which may be offensive by reason of size, noise, smell, or other forms of poor land use.

4.32.1 PERMITTED USES

The following are permitted uses in the IT Zone:

a) Animal Hospitals
b) Private Clubs
c) Service Stations
d) Public Garages
e) Car Washes
f) Photostating, Blue Printing, Engraving or Lithography Establishments
g) Commercial Printing or Publishing Establishments
h) Newspaper Printing Establishments
i) Food Freezer or Locker Plants excluding slaughtering or eviscerating of meats or game
j) Cold Storage Plants
k) Repair, Rental or Servicing of any article, vehicle or commodity, the sale, warehousing, fabrication, packaging or assembly of which is carried on as a principal permitted use upon the premises or which is permitted within these zones.
l) Crating Services
m) Service or Repair Shops
n) Sale at retail of hardware of any commodity otherwise permitted to be manufactured, processed, fabricated or warehoused in this zone
o) Sale at retail of equipment, supplies or materials for agriculture, mining, industry, business, transportation, building and other construction, except commercial explosives
p) Sale at wholesale of any commodity, the fabrication storage, warehousing or assembly of which is permitted in this zone
q) Warehousing or indoor storage of any goods, materials or commodity except of a dangerous or noxious nature.
r) Contractors of Builders' Yards or shops for indoor storage or keeping of vehicles, equipment materials or supplier of any building trade or contractor including performance of shop or assembly of heavy machinery, plant or equipment such as cranes, ploughs, tractors, pile drivers, road making equipment, wreckers or steel erector's equipment.
s) Fur dyeing or finishing except Tanning
t) Nurseries, Greenhouses or Market Gardens
u) Cleaning of Rugs, Carpets or Rags

v) Soft Drink Bottling

w) Industrial Printing
x) Ink Mixing and Packaging
y) Mirror Silvering
z) Metal Sharpening or Machining
aa) Industrial Laboratories
bb) Retreading and Repairing of Tires
cc) Packaging, Bottling, Boxing (and mixing of completely fabricated, processed or manufactured materials) of any article or commodity for which the warehouse, storage, sale at retail, sale at wholesale, fabrication, processing or manufacture is permitted within this zone.
dd) Fabrication or Assembly of any item from standard parts but excluding any processing of raw materials or partly finished materials.
ee) Machine Shops
ff) Light manufacturing of goods or products that are not IB zone permitted uses and are of a nature considered to be less offensive than uses permitted in IB zones.
gg) Lumber Yards
hh) Confectionary Stores
ii) Vehicular Sales, Rentals, Servicing or Repairs
jj) Mobile Home, Trailer, Recreational Vehicle Sales, Rentals, Servicing or Repairs
kk) Display and Sales of Prefabricated or Prepackaged homes
ll) Stray Animal Shelters for small animals excluding pigs, sheep, horses or cattle
mm) Taxidermy Shops

4.32.2 DISCRETIONARY USES

The following are discretionary uses in the IT Zone:

a) Offices for Administration, Sales or General Business of any nature
b) Restaurants
c) Auctioneering Establishments
d) Planned Industrial Parks subject to the provisions of Section 9.6
e) Radio, Television or Microwave Towers subject to the provisions of Section 10.1
f) Sandblasting
g) Business, Commercial or Technical Schools
h) Off-site Caveated Parking
i) Liquor Stores

4.32.3 REGULATIONS

1. The regulations for uses in this zone respecting lot size, coverage, frontage, floor area ratio, building height and yards are as shown on Table 3, IT Zone Regulations, unless otherwise specified on the Zoning Maps.

2. No outdoor storage shall be permitted in a side yard which is less than three metres in width in the IT - Industrial Tuxedo Park Zone.

4.33 WH: DEWDNEY AVENUE WAREHOUSE ZONE

GENERAL PURPOSE OF ZONE

The purpose of this zone is to encourage the retention and re-use of the existing warehouses along Dewdney Avenue in order to preserve the warehouse character of this area. This zone will provide for a wide range of uses that could rejuvenate the area; however, they will also be of a nature that will complement and not compete with the downtown.

4.33.1 PERMITTED USES

The following are permitted uses in the WH zone:

a) Furniture or Appliance Warehousing or Retailing Establishments
b) Sale at wholesale of any commodity
c) Warehousing or indoor storage of any goods, materials or commodities except of a dangerous or noxious nature
d) Retail stores of 1000 or more square metres of gross floor area
e) Notwithstanding Section 2.8.1, a retail use as an accessory use to a warehousing or wholesaling principal use shall be restricted in area to not more than 40 per cent of the gross floor area
f) Photostating, Blue Printing, Engraving or Lithography Establishments
g) Commercial Printing or Publishing Establishments
h) Newspaper Printing Establishments
i) Business, Commercial or Technical Schools
j) Health, Social, Cultural or Recreational Clubs
k) Trade Union Halls
l) Private Clubs
m) Medical or Dental Laboratories
n) Industrial Laboratories
o) Industrial Printing
p) Community Colleges
q) Animal Hospitals
r) Laundry or Dry Cleaning Plants
s) Service or Repair Shops
t) Food Freezer or Locker Plants excluding slaughtering or eviscerating or meats or game
u) Cold Storage Plants
v) Crating Services

4.33.2 DISCRETIONARY USES

The following are discretionary uses in the WH zone:

a) Retail Stores of not less than 300 square metres and not more than 1000 square metres of gross floor area
b) Restaurants
c) Commercial Entertainment Establishments

d) Real Estate or Insurance Offices
e) Professional Offices
f) Offices for Administration, Sales, or General Business of any nature
g) Auctioneering Establishments
h) Pool Halls
i) Bowling Alleys
j) Electronic Game Establishments
k) Churches
l) Day Care Centres
m) Radio, Television, or Microwave Towers subject to the provisions of Section 10.1

4.33.3 REGULATIONS

1. The regulations for uses in this zone respecting lot size, coverage, frontage, floor area ratio, building height and yards are as shown on Table 3, Industrial zone Regulations, unless otherwise specified on the Zoning Maps.

SECTION 5

FLOOR AREA RATIO ZONES

5.1 FLOOR AREA RATIO ZONE - F

The maximum floor area ratio permitted on any lot unless otherwise specified in this Bylaw is determined by the FLOOR AREA RATIO ZONE, and is calculated as follows:

$$\frac{\text{gross floor area}}{\text{lot area}} = \text{floor area ratio}$$

The maximum floor area ratio permitted in a Floor Area Ratio Zone is determined by the numeral following the letter F on the Zoning Maps.

Example for illustrative purposes only:

DC1.F8
DC1 uses are permitted to a maximum floor area ratio of 8.

SECTION 6

HEIGHT ZONES

6.1 HEIGHT ZONES - H

The maximum height on any lot unless otherwise specified in this Bylaw is determined by the HEIGHT ZONE.

The maximum building height permitted in a Height Zone is determined by the numeral following the letter H on the Zoning Maps and is expressed in metres.

Examples for illustrative purposes only:

MAC1.H50: MAC1 uses are permitted to a maximum height of 50 metres.

SECTION 7

PERSON PER HECTARE ZONES

7.1 PERSON PER HECTARE ZONES - P

The maximum number of persons permitted on any residential lot is determined by the PERSON PER HECTARE ZONE.

Each Person Per Hectare Zone permits a maximum number of persons per hectare calculated as follows:

$$\frac{\text{total number of persons}}{\text{lot area}} = \text{persons per hectare}$$

The maximum number of persons permitted per hectare is indicated by the number following the letter P on the Zoning Maps. If any site does not fall within a P Zone then there is no maximum person per hectare restriction.

Example for illustrative purposes only:

R6.P120: R6 uses are permitted as specified to a maximum of 120 persons per hectare.

The total number of persons per site shall be calculated according to the following persons per unit standards:

UNIT TYPE	PERSONS PER UNIT STANDARD
Detached Dwelling	3.2
Semi-detached Dwelling Unit	3.2
Duplex Dwelling Unit	2.5
Fourplex Dwelling Unit	2.5
Townhouse Dwelling Unit	3.0
Apartment Dwelling Unit	2.0
Rooming Unit	1.0

For the purposes of calculating the persons per hectare in converted dwellings, dwelling units in converted dwellings shall be considered to be apartment dwelling units.

SECTION 8

GENERAL USE REGULATIONS

8.1 NOISE

The noise level provisions of this Bylaw shall be measured in terms of Ldn, which is a technical means of determining the average level of noise at any location over a 24 hour period. The Ldn measurement provides for a more stringent noise requirement during the normal sleeping period of 10 decibles lower than the daytime standard, as detailed in this Section.

8.1.1 No sound shall be emitted from any building, structure, or land or from any operation thereon that exceeds the following standards when measured at any point on the boundary of the site:

a) in Residential Zones an Ldn of 55 decibels
b) in NC, HC, HS, MAC and DC Zones an Ldn of 60 decibels
c) in all other zones an Ldn of 65 decibels if the source of noise is within 100 feet of a Residential Zone.

8.1.2 The normal sleeping period for purposes of calculating the Ldn level shall be from 11 o'clock p.m. to 7 o'clock a.m.

8.2 OBNOXIOUS USE

1. No use shall be conducted to emit any obnoxious or dangerous degree of heat, glare, radiation, fumes or odor beyond the lot lines of the lot containing the use.

2. Except as otherwise specifically permitted, no highly flammable or explosive liquid, solid or gas shall be stored in bulk above ground provided that tanks or drums of fuel directly connected with heating devices or appliances on the same site are excluded from this requirement. Notwithstanding of the foregoing, such storage shall comply with any other bylaw of the City concerning same.

3. Notwithstanding Section 8.2.2, propane gas may be stored above-ground where such storage is accessory to a principal use, and shall be subject to the provisions of the City of Regina Bylaw Regulating the Storage of Flammable and Combustible Liquids.

8.3 A PARKING

1. When any new development is commenced or when any existing development is enlarged, or use changed, provision shall be made for off-street vehicular parking spaces in accordance with the standards of this section.

2. The parking requirements for a single lot or building containing a number of uses shall be the sum total of the parking requirements for each of the component uses, except in the case of a shopping centre site containing more than 2 hectares for which the standards cited specifically for shopping centres shall apply.

3. Notwithstanding Subsection 1, when an existing building is reconstructed in the DC Zones no parking shall be required for the first 1400 square metres and any parking shall only be required in accordance with the standards of this Section for the gross floor area in excess of 1400 square metres.

4. The parking requirements for a building containing a mixed-use in which the gross floor area devoted to non-residential uses exceeds 5000 square metres shall be reduced by 20% of the parking otherwise required to be provided for the non-residential uses.

5. Notwithstanding Subsection (1), when an existing building is reconstructed on Lots 11 to 20, both inclusive, Block 434, Plan Old 33, Regina Subdivision, no parking shall be required for the first 600 square metres of gross floor area of said building, and any parking shall only be required in accordance with the standards of this Section for the gross floor area in excess of 600 square metres.

6. Notwithstanding Section 8.3 A. (1), when an existing building is reconstructed in the WH Zone, unless otherwise indicated the most stringent parking requirements of Section 8.3.1 shall be reduced by 50 per cent.

8.3.1 NUMBER OF SPACES REQUIRED

	Use of Building or Site	Minimum Number of Parking Spaces
1.	Detached, Semi-detached, Duplex, Converted, Fourplex and Townhouse dwelling units:	1 space per dwelling unit
2.	Rooming Houses:	.5 space per rooming unit
3.	Apartment dwelling units - a) In R4, R4A, R5 Zones: b) In R6 Zones:	 1 space per dwelling unit 1.5 spaces per dwelling unit
4.	Portions of Buildings with residential uses:	1 space per dwelling unit

5.	Senior Citizens' Homes and Homes for disabled or handicapped:	1 space per 5 dwelling units
6.	Mobile Homes:	1 space per mobile home
7.	Elementary Schools:	1 space per classroom
8.	High Schools:	5 spaces per classroom plus 1 space per 10 square metres of assembly room floor area
9.	Business, Technical or Commercial Schools and Community Colleges -	
	a) DC Zones:	No requirement
	b) All other zones:	1 space per 100 square metres of gross floor area
10.	Universities or Colleges:	1 space per 200 square metres of gross floor area
11.	Hospitals or other similar uses:	1 space per 100 square metres of gross floor area
12.	Nursing Homes:	1 space per 6 beds
13.	Museums, Art Galleries, Libraries and other similar facilities:	1 space per 50 square metres of gross floor area, but not less than 1 space per 20 square metres of the assembly room floor area of the largest assembly room within the building
14.	Churches -	
	a) DC Zones:	No requirement
	b) All other zones:	1 space per 15 seating places plus 1 space per 20 square metres of the assembly room floor area of the largest assembly room within the building
15.	Fire Stations:	1 space per employee on maximum work shift

16.	Day Care Centres - a) DC Zones: b) All other zones:	 No requirement No requirement if home occupation, otherwise 1 space per 120 sqaure metres of gross floor area
17.	Eleemeosynary Institutions:	1 space per 100 square metres of gross floor area
18.	Auditoriums - Public assembly auditoriums including convention halls; gymnasiums; health, social, cultural or recreational halls; exhibition halls; trade union and lodge halls; private clubs; sports fields; ice and hockey rinks; and other recreational or amusement places:	1 space per 10 seating places for the public or 1 space per 10 square metres of gross floor area used by patrons, whichever is greater
19.	Community Centres:	1 space per 20 square metres of gross floor area
20.	Roller Skating Rinks:	1 space per 30 square metres of gross floor area
21.	Curling Rinks:	8 spaces per sheet of ice
22.	Bowling Alleys:	3 spaces per alley
23.	Sports Stadia - a) less than 10,000 seats: b) over 10,000 seats:	 Same as auditorium standards No. 18 No requirement
24.	Confectionary Stores - a) DC, R1A, R3, R4, R4A, R5, NC1, and TAC Zones: b) All other zones:	 No requirement 1 space per 20 square metres of gross floor area
25.	Liquor Stores:	1 space per 20 square metres of gross floor area

26.	Retail stores, grocery stores, personal service establishments, service and repair shops, home improvement centres -	
	a) DC Zones -	
	i) less than 325 square metres of gross area:	No requirement
	ii) over 325 square metres of gross floor area:	1 space per 50 square metres of gross floor area over 325 square metres of gross floor area
	b) NC1 Zone -	
	i) less than 100 square metres of gross floor area:	No requirement
	ii) over 100 square metres of gross floor area:	1 space per 50 square metres of gross floor area
	c) TAC and R5 Zones:	1 space of 50 square metres of gross floor area
	d) Lots 11-30, both inclusive in Blocks 403 and 411 and Lots 1-20, both inclu sive in Blocks 404 and 412, Plan Old 33, Regina Subdivision:	1 space per 50 square metres of gross floor area
	e) WH Zone and Lots 1 - 10, both inclusive, in Blocks 77, 124 and 139; Lots 11 - 20, both inclusive, in Block 123; Lots 21 - 40, both inclusive, in Block 183; Lots 1 - 20, both inclusive, in Block 184, Lots 26 - 40, both inclusive, in Block 200, Plan Old 33, Regina Subdivision	
	i) Less than 1000 square metres in gross floor area	1 space per 50 square metres of gross floor area
	ii) Over 1000 square metres in gross floor area	1 space per 100 square metres of gross floor area
	f) All other zones	1 space per 20 square metres of gross floor area

27.	Furniture or Appliance Retailing Establishments in all Zones including the WH Zone	1 space per 100 square metres of gross floor area
28.	Offices for administration, sales or general business of any nature, banks or financial institutions, professional offices, real estate or insurance offices -	
	a) DC Zones -	
	i) less than 325 square metres of gross floor area:	No requirement
	ii) over 325 square metres of gross floor area:	1 space per 100 square metres of gross floor area over 325 square metres of gross floor area
	b) TAC and R5 Zones:	1 space per 100 square metres of gross floor area
	c) Lots 11-30, both inclusive in Blocks 403 and 411 and Lots 1-20 both inclusive in Blocks 404 and 412, Plan Old 33, Regina Subdivision:	1 space per 100 square metres of gross floor area
	d) All other zones:	1 space per 60 square metres of gross floor area
	e) Lots 11-20, both inclusive in Block 123; Lots 1-10, both inclusive in Block 139; and E.17' of Lot 21, all Lots 22-29, both inclusive, and the S.20' of Lot 30, all in block 200; all of the above in Plan Old 33, Regina Subdivision	i) No requirement for existing buildings being reconstructed. ii) All other development requires provision at rate of 1 space per 60 square metres of gross floor area.
29.	Medical or Dental Clinics -	
	a) DC Zones:	1 space per 50 square metres of gross floor area
	b) All other zones:	1 space per 35 square metres of gross floor area

30.	Medical or Dental Laboratories:	1 space per 60 square metres of gross floor area
31.	Hotels or Motels -	
	a) DC Zones:	1 space per 3 guest rooms
	b) All other zones:	1 space per guest room
32.	Funeral Homes:	1 space per 10 persons capacity for attending services
33.	Theatres or Cinemas:	
	a) DC Zones:	No requirement
	b) All other zones:	1 space per 10 seating spaces
34.	Commercial Entertainment Establishments -	
	a) DC Zones:	No requirement
	b) All other zones:	Same as auditorium standards No. 18
35.	Pool Halls, Electronic Game Establishments -	
	a) DC Zones:	No requirement
	b) All other zones:	1 space per 20 square metres of gross floor area
36.	Restaurants -	
	a) DC, R5 and TAC Zones:	No requirement
	b) All other zones:	1 space per 5 seats
37.	Drive-in Restaurants:	1 space per 20 square metres plus an additional 5 car stack-up per drive-up window
38.	Auctioneering Establishments:	Same as auditorium standards No. 18
39.	Shopping Centres -	
	a) DC Zones:	1 space per 50 square metres of gross floor area
	b) All other zones:	1 space per 20 square metres of gross floor area
40.	Service Stations or Public Garages:	4 spaces per service bay

41.	Animal Hospitals or Veterinary Clinics:	1 space per 100 square metres of gross floor area
42.	Wholesaling, Manufacturing and Industrial Plants, Warehousing and Storage Buildings and Yards, Repair, Rental Servicing Establishments, Laundry or Drycleaning Plants and other similar industrial uses.	1 space per 3 employees on maximum work shift but not less than 1 space per 150 square metres of gross floor area
43.	Skateboard Rinks:	1 space per 50 square metres of gross floor area

8.3.2 Council may, at its discretion, waive all or part of these requirements in DC, TAC and R5 Zones in exchange for a payment-in-lieu of the waived spaces calculated on the basis of $7,000 per waived parking space.

8.3.2 A Council may, at its discretion, waive all or part of these requirements in the WH Zones in exchange for a payment-in-lieu of the waived spaces calculated on the basis of $2,500 per waived space.

8.3.3 Where in this Bylaw parking facilities are required and/or provided for other than detached, semi-detached, duplex, fourplex, townhouse and apartment dwelling units, rooming houses and converted dwellings the following regulations shall apply:

a) The parking area shall have visible boundaries and be suitably drained

b) The parking area shall be provided in the same zone:

i) on the same lot; or
ii) on an abutting lot; or
iii) on a lot separated from the use by only a lane or by a street which street does not exceed 20 metres in width; or be located within a zone in which off-site caveated parking is a discretionary use and the use has been approved by Council.

c) Where the necessary off-street parking space is provided on a lot which is separate from that containing the building or structure for which it is provided, there shall be recorded in the office of the City Clerk, City of Regina, a registrable agreement between the City and the owner of the lot on which the parking is located, which agreement shall be binding on the said owner and his heirs and successors restricting the use of the said lot for the purpose of off-street parking so long as the main use or building for

which the parking is provided exists; and a caveat based on an agreement shall be iregistered against the said lot in the Regina Land Titles Office by the City.

d) The parking area shall be suitably paved and each parking space in the parking area shall be clearly demarcated and be of a minimum width of 2.5 metres, a minimum length of 5.5 metres and have a minimum area of 15 square metres.

e) Approaches or driveways to any parking area shall be defined by a curb of concrete or rolled asphalt and the limits of the parking area shall be defined by a fence, curb or other suitable obstruction designed to provide a neat appearance, all such features shall be to the satisfaction of the Director of Public Works and Engineering.

f) The minimum width of a single direction driveway leading to any parking area shall be as described in Table 5, Parking Area Driveway Standards.

g) The location of vehicular approach ramps or driveways at the street line shall be no closer than 7.5 metres from the point of intersection of two property lines at a street intersection.

8.3.4 Where in this Bylaw parking facilities are required and/or provided for detached, semi-detached, duplex, fourplex, townhouse and apartment dwelling units, rooming houses and converted dwellings the fol- lowing provisions shall apply:

a) The parking area shall be provided on the same lot.

b) The minimum area for each required parking space shall be 15 square metres, the minimum width 2.5 metres, and the minimum length 5.5 metres.

c) The minimum width of a single direction driveway leading to any parking area for townhouse or apartment dwelling units shall be as described in Table 5, Parking Area Driveway Standards.

d) The location of vehicular approach ramps or driveways at the street line shall be no closer than 7.5 metres from the point of intersection of two property lines at a street intersection.

e) Parking spaces may be located in the front yard provided that the said parking spaces are located on a driveway leading to a garage, carport or parking pad located in the side or rear yard. The number of spaces which may be located in the front yard is limited to the capacity of the garage, carport or parking pad, or two spaces, whichever is greater. Vehicles parked in tandum shall be considered to constitute one parking space.

f) No parking shall be permitted in the front yard of lots which are provided with rear lane access, unless there is a garage, carport or parking pad located in the side or rear yard with access provided from the front yard located on the lot. In such a case, the provisions of Clause e) shall apply.

g) No more than 2 parking spaces shall be permitted to be located in the front yard on a circle drive unless said circle drive leads to a garage, carport or parking pad located in the side or rear yard. In such a case, the provisions of Clause e) shall apply.

h) Where a lot has no rear lane access, has insufficient room to provide access from the front yard to the rear or side yard and does not have and cannot accommodate parking spaces in the rear or side yard, two parking spaces may be located in the front yard.

i) Parking spaces which are located entirely or in part in the front yard shall not exceed 20 square metres in area.

j) No parking shall be permitted in the front yard of an apartment building.

8.3.5 No parking shall be permitted in the front yard of the IP - Prestige Industrial Service Zone.

8.4 LOADING PROVISIONS

Where the use of an existing building is changed and the building is not enlarged or increased in capacity, but does not and cannot provide the required off-street loading spaces, the requirements of this section shall not apply, and no off-street loading space shall be required.

When any new development occurs or when any existing use is changed, enlarged or increased in capacity, off-street vehicular loading and unloading spaces shall be provided and maintained in accordance with the following provisions:

1) The minimum size of an off-street loading space shall be:

   a) for buildings with a gross floor area of 1400 square metres or less, a minimum area of 17 square metres and a minimum width of 3 metres;

   b) for buildings with a gross floor area of more than 1400 square metres, a minimum area of 33.5 metres, a minimum width of 3 metres and a minimum clear height of 4.25 metres.

2) Loading spaces must be located either within or abutting the building containing the use.

3) No loading spaces shall be provided within a minimum front yard.

4) No loading spaces shall be provided within the minimum side yard on a lot within the IP - Prestige Industrial Service Zone or within or abutting a Residential Zone.

5) Loading spaces provided within the minimum side yard shall be open and uncovered.

6) The required off-street loading spaces are:

Uses	Required Spaces
a) For retail stores, restaurants, personal service establishments, service and repair shops, entertainment establishments and all industrial and manufacturing uses	
1) of 100 to 800 square metres of gross floor area	1
2) of 801 to 2500 square metres of gross floor area	2
3) of 2501 to 10,000 square metres of gross floor area for each additional 2500 square metres or fraction thereof	1
4) of greater than 10,000 square metres of gross floor area for each additional 4000 square metres or fraction therof	1
b) For office buildings, places of public assembly, hospitals, nursing homes, clubs or lodges, public utilities, schools or similar uses	
1) of 100 to 3000 square metres of gross floor area	1
2) of over 3000 square metres for each additional 3000 square metres of gross floor area thereof	1
c) apartment buildings	1 per building

7) Every off-street loading space and access thereto shall be hard surfaced if the access thereto is from a street or lane which is hard surfaced. Where hard surfacing is provided or required it shall be constructed of concrete, asphalt or a similar durable, dust-free material.

SECTION 9

SPECIAL USE REGULATIONS

9.1 RESIDENTIAL OFFICES

Residential Offices are a permitted use in all zones subject to the following regulations:

a) There is no outside storage of material or equipment;

b) Only residents of the dwelling unit are employed in the office;

c) The use is restricted to the dwelling unit or accessory buildings;

d) No more than one business vehicle shall be parked on the premises.

9.2 HOME OCCUPATIONS

Where Home Occupations are a discretionary use in a zone they shall be subject to the following regulations:

a) Only residents of the dwelling unit are employed in the occupation;

b) The use is restricted to the dwelling unit or accessory building;

c) There is no outside storage of material or equipment;

d) The peace, quiet and dignity of the neighbourhood shall not be disturbed by dust, noise, smell, smoke or traffic generated by the use;

e) There shall be no mechanical equipment used except when ordinarily used for housekeeping purposes, or for medical, dental or other professional purposes, or for any purpose normal to or reasonably consistent with the use of the dwelling;

f) No more than one business vehicle shall be parked on the premises.

9.3 DAY CARE CENTRES

Where Day Care Centres are a discretionary use in a zone, they shall be subject to the following regulations;

a) All Day Care Centres must conform to the Day Care Regulations under "The Family Services Act, 1973" which shall govern the number of children cared for.

b) The applicant shall submit to Council the evidence of need for such a facility.

c) The most stringent lot area, coverage, frontage and yard regulations of the Residential Zone in which the use is located shall apply.

9.4 OUTDOOR STORAGE AND MAINTENANCE

a) Where permitted the outdoor storage of raw materials, finished or partially finished products, fuel, salvage material, junk or waste on a lot shall be concealed from sight from adjacent lots, streets or lanes by a fence or wall of appropriate design, and sufficient dimension and position such that such materials are not visible from any point 1.5 metres or less above grade on any adjacent lot, street or lane.

b) This section shall not limit the customary display of any commodities or goods intended and permitted to be sold on the lot, or the storage of fuel, oil or gas in tanks connected to a heating plant on the premises.

c) In no case shall any storage of materials as cited in this Section be permitted in the required front yard of any lot.

d) No storage of any kind shall be permitted in the side or rear yards of the IP - Prestige Industrial Service Zone, or in the side yard of the IA or IA1 - Light Industrial Zones.

9.5 PLANNED GROUP OF DWELLING UNITS

Notwithstanding any other provisions of this Bylaw, a Planned Group of Dwelling Units shall be subject to the following regulations. The regulations for Planned Groups of Dwelling Units - Inner City shall apply only to those areas designated as Older Neighbourhoods in the Municipal Development Plan. The regulations for Planned Groups of Dwelling Units - Suburban shall apply to all other areas of the City. Planned Groups of Dwelling Units may consist of only the permitted and discretionary uses in the applicable residential zone.

9.5.1

Regulations	Planned Groups of Dwelling Units - Inner City	Planned Group of Dwelling Units - Suburban
Minimum Required Lot Area	120m^2 per dwelling unit.	Total of Minimum lot area otherwise required for each dwelling unit.
Maximum Permitted Site Coverage	50%	Maximum permitted site coverage otherwise required for each dwelling.
Maximum Permitted FAR.	1.5	Maximum permitted floor area ratio otherwise required for each dwelling unit.
Minimum required Front Yard Setback	6m or average of setbacks on adjacent lots, whichever is less.	6m
Minimum required Rear Yard Setback	1/4 of height of the principle building abutting rear lot line, but no less than 1.2m.	9m
Minimum required Single Side Yard Setback	1/4 of the height of the principle building abutting the side lot line, but no less than 1.2m	Corner lot - 6m on side abutting street - other side 3m. Other cases - 3m
Minimum required Total Side Yard Setback	2 times single yard requirements	Corner lot - 9m Other cases - 6m
Minimum required Landscaped Open Space Provision	25% of total lot area	25% of total lot area

9.5.2 Parking and Loading provisions shall be in accordance with Sections 8.3A and 8.4 respectively of this bylaw.

9.5.3 The lot area of the grouped housing shall not exceed the provisions of the applicable Persons Per Hectare Zone.

9.6 PLANNED INDUSTRIAL PARKS

Planned Industrial Parks are a discretionary use in all Industrial Zones and shall be subject to the following regulations:

9.6.1. The park is planned, conceived and designed as a group of industrial sites.

9.6.2 A planned industrial park may consist of only the permitted and discretionary uses in the applicable Industrial Zone.

9.6.3 The park shall have a minimum area of 2 hectares.

9.6.4 The park is designed to ensure compatibility between the permitted industrial uses in the applicable zone and the existing or potential uses of abutting zones.

9.6.5 The specifications of the park prescribe regulations as to buildings, structures and area, use, yards, bulk and density of development, architectural provisions and landscaping requirements otherwise prescribed in this Bylaw.

9.6.6 The specifications of the park provide for adequate enforcement of prescribed regulations by means of this Bylaw or by restrictive registerable agreements.

9.6.7 The plan and specifications of the park include detailed provisions regarding proposed street improvements, traffic movement, rail services, and service utility lines and that these aspects be certified by the Director of Public Works and Engineering to be of a standard equivalent or better to that in effect in other industrial developments.

9.7 COURT YARDS

9.7.1 Inner Courts shall have no horizontal dimension less than one-half of the height of the building above the floor level of the lowest storey served by the Court.

9.7.2 Inner Courts shall have no horizontal dimension which is less than the height of the building above the floor level of the storey containing a window, other than a window opening from a public hallway, and measured at right angles to the wall in which the window is located.

9.7.3 Inner Courts shall have no length which exceeds twice the width.

9.7.4 No accessory building shall be located within an inner court unless attached to and forming part of the principal building.

9.7.5 Outer Courts formed by arrangement of separate buildings shall have no distance of less than 3 metres between corners of two buildings.

9.7.6 Outer Courts formed by the walls of a single building shall have no width of less than 6 metres excepting when the court has a depth of less than 2 metres.

9.7.7 Outer Courts formed by the walls of a single building shall have no depth in excess of one and one-half times the width.

9.7.8 Outer Courts formed by an arrangement of separate buildings shall have no horizontal width between buildings on opposite sides of the court which is less than half the height of the higher building above the floor level of the lowest storey served by the court.

9.7.9 Outer Courts shall have no horizontal width which is less than the height of the higher of the buildings or walls forming the sides of the court above the floor level of the storey containing a window, other than a window opening from a public hallway, and when measured at right angles to any wall in which the window is located.

9.8 REGULATIONS FOR CONFECTIONARY STORES

The regulations for confectionary stores in Residential Zones shall be those regulations applying to detached dwelling units in that zone.

9.9 REGULATIONS FOR CHURCHES

The regulations for churches in Residential Zones shall be those regulations applying to churches in the Institutional Zone.

SECTION 10

EXCEPTIONS

10.1 BUILDING AND STRUCTURE HEIGHT

10.1.1 Any height limitations of this Bylaw shall not apply to church spires, belfries, cupolas, penthouses and domes which are not used for human occupancy; nor to chimneys, ventilators, skylights, watertanks, bulkheads, radio, television or microwave towers and antenna and similar features or necessary mechanical appurtenances usually situated above the roof level. Such features, however, shall be erected only to such height or area as is necessary to accomplish the purpose they are to serve.

10.1.2 In the DC - Downtown Core Zones and the R5 - Residential Transitional Inner City Zone, parkades incorporated into a principal structure shall not be included for the purposes of calculating any height limitations established by this Bylaw.

10.2 YARD REQUIREMENTS IN COMMERCIAL ZONES

10.2.1 Buildings located in Commercial Zones on lots which are adjacent to a Residential Zone shall be so located as to provide a side yard adjacent to the Residential Zone at least one-half the height of the vertical wall of the building to a maximum of 3 metres, and shall be so located as to provide a front yard of no less depth than one-half the front yard required for a building on the adjacent residential lot.

10.2.2 For buildings containing dwelling units the sideyard requirement for any single yard shall be at least one-quarter the height of the vertical wall of the building to a maximum of 3 metres, except where there are no windows located on the building wall facing such side yard no side yard shall be required.

10.3 SIDE YARD VARIANCE

The minimum width of a required side yard may be reduced by one-half of the width of an abutting lane or road right-of-way, but in no case to less than 450 millimetres, provided that the total width of all side yards on the lot otherwise required shall be maintained in all zones except in the NC1, NC2, MAC1, MAC2, DC1, DC2, DC3, and TAC Zones.

10.4 REAR YARD VARIANCE

The minimum depth of rear yard required in this Bylaw may be reduced by the amount of one-half the width of any abutting public lane or utility right-of-way, but in no case shall the rear yard be less than 3.5 metres in any Residential Zone.

10.5 EXTENSION OF BUILDINGS INTO REAR YARDS

The minimum required rear yard depth may be reduced for apartment buildings or for uses in the MAC Zones by extension of building or a portion thereof into the otherwise required minimum rear yard providing that the actual resulting rear yard depth is no less than 1.5 metres and providing that an area equivalent to the area of the otherwise required rear yard which is covered by the extended building, is added to the area of the required minimum side yard for an apartment building, or is added to the area of the required minimum front or side yard in MAC Zones.

10.6 SIDE YARD REQUIREMENTS FOR DWELLINGS WITHOUT PUBLIC LANES

The side yard requirements for detached and semi-detached dwelling units without a carport or attached garage on lots without access from the rear or side of the lot to a public lane or street shall be:

a) for detached dwelling units the minimum width of one side yard shall be 2.5 metres and the total width of both side yards shall be 3.7 metres.

b) for semi-detached dwelling units the minimum width of one side yard shall be 2.5 metres.

10.7 SIDE YARD REDUCTIONS

The minimum width of side yards appurtenant to a detached, semi-detached, duplex, fourplex or converted dwelling unit or rooming house according to Table 1 - Dwelling Unit Regulations, may be reduced to no less than is shown on the following Table of Side Yard Reductions provided that:

a) the lot containing or intended to contain the dwelling is of sufficient area to be used for the intended use according to Table 1;

b) the lot is shown to have been separately assessed by the City as one lot prior to the passing of this amending Bylaw or is shown to be part of a separately assessed parcel, which part, when taken from that assessed parcel, does not leave a lot with less area or side yards than is required according to Table 1 in respect of any existing use thereof;

c) the lot is shown to have been recorded as a separate lot in the Land Titles Office for the Regina Land Registration District prior to the passing of this Bylaw;

TABLE OF SIDE YARD REDUCTIONS

LOTS HAVING FRONTAGE OF	REQUIRED MINIMUM WIDTH IN FEET OF SIDE YARD SHALL BE NO LESS THAN FOR ONE YARD	FOR TOTAL YARDS
9.5 m up to but excluding 10 m	1000 mm	2.0 m
9.0 m up to but excluding 9.5 m	850 mm	1.8 m
8.5 m up to but excluding 9.0 m	700 mm	1.6 m
8.0 m up to but excluding 8.5 m	550 mm	1.4 m
7.5 m up to but excluding 8.0 m	400 mm	1.2 m

10.8 SITE COVERAGE IN RESIDENTIAL ZONES

In determining the maximum permitted site coverage or floor area ratio in residential zones, other than the R7 Mobile Home Zone, the area of any atrium incorporated into a dwelling unit shall not be included for the purposes of the calculation of site coverage.

10.9 FRONT YARD REDUCTIONS

Notwithstanding the minimum depth of front yard required according to this Bylaw where a lot is situated between two lots each of which contains a principal building which projects beyond the standard requirement front yard depth, the front yard required on the said lot may be reduced to an average of the two established front yards on the adjacent lots.

10.10 AREAS SPECIFICALLY ZONED TAC

For greater certainty the following properties shall be zoned TAC - Transitional Area Commercial:

Lots	Block	Plan	Subdivision
N.1/2 of 22 & S.1/2 of 23	404	Old 33	Regina
28 & 29	404	Old 33	Regina
1, 2, & N.10.058 m of 3	405	Old 33	Regina
E.22.250 m of the S.13.792 m of 11	405	Old 33	Regina
18	405	Old 33	Regina
19 & 20	405	Old 33	Regina
E.12.192 m of 10	406	Old 33	Regina
N.12.192 m of 20	406	Old 33	Regina
1 & 2	407	Old 33	Regina
9 & 10	407	Old 33	Regina
19 & 20	407	Old 33	Regina
S.5.120 m of 3 & 4	408	Old 33	Regina
14-20, both inclusive	408	Old 33	Regina
1-5, both inclusive	409	Old 33	Regina
S.10.135 m of 7, 8 & 9	409	Old 33	Regina

Lots	Block	Plan	Subdivision
S.11.430 m of 11	409	Old 33	Regina
15-20, both inclusive	409	Old 33	Regina
13 & 14	410	Old 33	Regina
10	411	Old 33	Regina
4	429	Old 33	Regina
17-20, both inclusive	429	Old 33	Regina
1	430	Old 33	Regina
17	431	Old 33	Regina
19	431	Old 33	Regina
N.1/4 of 17 & S.1/2 of 18	432	Old 33	Regina
11 & S.1/2 of 12	433	Old 33	Regina
5, 6 & N.1/3 of 7	457	Old 33	Regina
8-12, both inclusive	457	Old 33	Regina
N.11.201 m of 1	458	Old 33	Regina
9-12, both inclusive	458	Old 33	Regina
15 & 16	458	Old 33	Regina
S.1/2 of 7	459	Old 33	Regina
8-12, both inclusive	459	Old 33	Regina
N.5.182 m of 13 & S.5.092 m of 14	459	Old 33	Regina
17	459	Old 33	Regina
7-9, both inclusive	460	Old 33	Regina
E.10.972 m of 11	460	Old 33	Regina
12	460	Old 33	Regina
N.1.524 m of 14, 15 & S.3.048 m of 16	460	Old 33	Regina
8-12, both inclusive	462	Old 33	Regina
12	463	Old 33	Regina
S.11.430 m of 13	463	Old 33	Regina

10.11 AREAS SPECIFICALLY DESIGNATED FOR A PARTICULAR USE

In addition to those uses permitted and/or discretionary in a particular zone as applied to a specific site, the following uses shall be permitted in the following locations. Only the use of land for such purpose is permitted by this Section and the most stringent site regulations established herein for such use and/or zone within the zone in which the use is otherwise situate shall be ad- hered to.

Use	Lot	Block	Plan	Subdivision
Mixed-Use 40%	26	404	Old 33	Regina
Mixed-Use 40%	S.1/2 of 6,7,8 & N.1/2 of 9	406	Old 33	Regina
Mixed-Use 40%	S.1/2 of 3	429	Old 33	Regina
Mixed-Use 40%	11	429	Old 33	Regina
Mixed-Use 40%	S.10.973 m of 13	457	Old 33	Regina
Mixed-Use 40%	1-7, both inclusive	462	Old 33	Regina
Mixed-Use 40%	13-19, both inclusive	462	Old 33	Regina
Public Parking Area	9 & 10	403	Old 33	Regina
Public Parking Area	11	19	DV 270	Broder's Annex

Use	Lot	Block	Plan	Subdivision
Real Estate and/or Law Office	40	361	Old 33	Regina
Public Parking Area	S.24.98' of 9	90	Old 33	Regina
Private School	1 except S. 35'	600	AP3598	Lakeview
Personal Service Establishment	A portion of the NW 1/4 of 19-17-19-W2M, in Regina Subdivision, in the City of Regina, in the Province of Saskatchewan, in the Dominion of Canada, as the same is shown on a plan of record in the Land Titles Office for the Regina Land Registration District as Plan No. 16074, being a portion of the main floor of the existing building located at 2330 - 2344 South Railway Street, said portion being located at the most south easterly corner of said building and being 136.563 sq. m. in area			
Private School	N. 1/2 of 18, S. 1/2 of 19	432	Old 33	Regina
Retail Store	22	349	Old 33	Regina
Professional Office	19	457	Old 33	Regina
Professional Office	N. 14' of 13, S. 18' of 14	457	Old 33	Regina

10.12 AREAS SPECIFICALLY DESIGNATED FOR A PARTICULAR USE FOR A LIMITED TIME

In addition to those uses permitted and/or discretionary in a particular zone as applied to a specific site, the following uses shall be permitted in the following locations for a period not exceeding the specified time limit. Only the use of land for such purpose is permitted by this Section and the most stringent site regulations established herein for such use and/or zone within the zone in which the use is otherwise situated shall be adhered to.

Use	Lot	Block	Plan	Subdivision	Limited Time
Public Parking Area	4-7, both inclusive and 9 & 10	434	Old 33	Regina	5 years commencing from January 1, 1979 and ending December 31, 1983
Vehicular Rentals	S 88' of Lots 16 - 18 and S 88' of W 22' of Lot 19	346	Old 33	Regina	2 years commencing May 20, 1981
Real Estate and Insurance Office	19	8	AP990	Innismore	3 years commencing April 16, 1982

Use	Lot	Block	Plan	Subdivision	Limited Time
Private School	15-17, both inclusive and N. 4.572m of 18 and 22	106 105	Old 33	Regina	3 years commencing May 5, 1982

10.13 AREAS SPECIFICALLY ZONED INSTITUTIONAL

Notwithstanding the designation shown on the zoning maps the following sites are zoned as follows:

Zone	Lot	Block	Plan	Subdivision
Institutional	Parcel A & B		77R57777	Sherwood Estates PUD
Institutional	Parcel A		77R55713	Sherwood Estates PUD
Institutional	Parcel B		78R44087	Sherwood Estates PUD

SECTION 11

REGULATION OF SIGNS

11.1 SCOPE

No sign structure shall hereafter be erected, enlarged, changed, or structurally altered except in conformity with the Building Bylaw, Section 2.7 of this Bylaw, and the following regulations.

11.2 DEFINITIONS

The following definitions shall apply:

Animated Signs

Any sign which includes action or motion, other than flashing or rotation.

Awning Sign

A non-illuminated identification sign painted or affixed flat to the surface of an awning which does not extend vertically or horizontally beyond the limits of such awning.

Billboard

See Off-Premise Outdoor Advertising Sign

Canopy

A permanent roof-like shelter extending from part or all of a building face over a public right-of-way and constructed of some durable material such as metal, glass or plastic.

Canopy Sign

Any sign attached to or constructed in or on a canopy.

Changing Signs

Automatic changing signs such a public service, time, temperature, and date signs, or electrically controlled message centres.

Copy Area

The area of the smallest geometric figure which describes the area enclosed by the actual wording of a sign.

Directional Sign

Any sign stating only safety or warning messages traffic and/or parking directions or other instructions, directions or orders to persons making use of the premises.

Flashing Signs

Any sign which contains an intermittent or flashing light source or an externally-mounted intermittent light source, but does not include animated signs or automatic changing signs such as public service time or temperature and date sign or electronically controlled message centre.

Free-Standing Signs

See Ground Signs.

Ground Signs

Any sign supported by one or more up-rights or braces placed in the ground and not attached to any building.

Height of Sign

The vertical distance measured from the adjacent street curb other than an elevated roadway, which permits the greatest height to the highest point of said sign.

Identification Sign

A sign which is limited to the name, address and number of a building, institution or person and to the activity carried on in the building or in the institution, or the occupation of the occupant.

Illuminated Sign

Any sign which is lighted by means of lamps or other lighting devices reflecting on the outside face of the sign.

Kiosk

Any free-standing structure specially designed to display notices, posters, messages, etc.

Lane

Any public right-of-way with a width of 9 metres or less.

Lintel Bar

The line above the display windows and below transom windows.

Lot

A parcel or contiguous parcels of land in one ownership.

Market Place Advertising Signs

A grouping of signs located in a shopping centre or a street mall.

Marquee Sign

See Canopy Signs

Off-Premise (Outdoor Advertising) Sign

Any sign which advertises goods, products, services or facilities, or which directs persons to a different location from where the sign is installed.

Owner

A person recorded as such on official records and including duly authorized agent or notary, a purchaser, devisee, judiciary; any person having a vested or contingent interest in the property in question.

Parapet

That portion of a building wall that rises above the roof level.

Pedestrian Mall

Any permanently closed street in a business district designated for pedestrian traffic only.

Portable Sign

A free standing sign mounted on a trailer, stand or similar support structure which is designed in such a manner that the sign can readily be relocated to provide advertising at another location, and may include copy that can be changed manually through the use of attachable characters."

Premise

A building or part thereof incorporating a business.

Projecting Signs

Any sign other than a wall sign, which is attached to a building and extends beyond the line of the said building or beyond the surface of that portion of the building to which it is attached more than 300 millimetres.

Roof Signs

Any sign erected upon and above the roof of a building within the peripheral exterior dimensions of the building.

Rotating Sign

Any sign or portion of a sign which moves in a revolving or similar manner.

Sign

Any writing (including letter or word), pictorial representations (including illustration or decoration), emblem (including device, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which

(i) is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building
(ii) is used to announce, direct attention to, or advertise, and
(iii) is visible from outside the building.

Sign Face

The entire area of a sign on which copy could be placed.

Supergraphic

A graphic design, painted on or attached to a structure, which does not convey a defined advertising message.

Surface Area

The area of the smallest geometric figure which describes the area enclosed by the sign face.

Temporary Signs

Any sign, banner, pennant, valance or advertising display, with or without frames, intended to be displayed for a short period of time.

Vertical (Cantilever) Construction

A sign that does not have braces or guy wires to support the sign, but which may have braces or guy wires to support each sign face if such braces or guys are not located beyond the extremities of the face which they support, when the sign is viewed at right angles to such face.

Wall Mural

See supergraphic.

Wall Signs

Any sign attached against the surface of or against, or within a recess in the wall, a column or other perpendicular portion, and including any signs attached to the walls of two or more buildings and spanning the space or spaces between the said building.

Window Sign

Any sign either painted on or attached to, or installed inside a window for purposes of viewing from outside the premises. This does not include merchandise inside a window.

11.3 SIGN DISTRICTS

a) The map attached hereto and marked Appendix C, Map of Sign Districts, designates the districts for the control of type, height, number and display area of signs. These districts which shall govern only the placement, enlargement, alteration and maintenance of signs are as follows:

S1 - Arterial District
S2 - Commercial District
S3 - Downtown District
S4 - Industrial District
S5 - Residential District
S6 - Pedestrian Mall

b) The regulations of Subsections 2 to 10 inclusive, shall apply mutatis mutandis to Appendix C, Map of Sign Districts.

c) Notwithstanding the districts as outlined on Appendix C, the following shall apply to the S1 - Arterial District:

1) The S1 - Arterial District regulations shall apply only when a property in that district fronts onto or abuts one of the arterials, Albert Street, Victoria Avenue or Broad Street.

2) When a property is located in the S1 - Arterial District, but does not front onto one of the arterials, as noted above, the following shall apply:

i) when the property faces any district except S4 - Industrial District, the sign regulations for the S2 - Commercial District shall be used;

ii) when the property faces an S4 - Industrial District, the regulations of that district shall apply.

11.4 GENERAL REGULATIONS

Notwithstanding any other provision of this Bylaw, the following general regulations shall apply to the situations stated and shall govern the same:

11.4.1 GOVERNMENT SIGNS

Signs erected by a duly constituted government body or organization solely for the protection, information, or direction of the public or erected to identify an establishment or public service clearly operated by a government agency shall not be restricted.

11.4.2 FLASHING, ANIMATED, ILLUMINATED, ROTATING SIGNS

a) In S6, Pedestrian Malls, only animated, or illuminated signs may be permitted; however, in all other districts only animated, illuminated, or rotating signs may be permitted providing that:

i) Such signs shall be erected in a manner so as not to be visible from contiguous residential premises, and any illumination therefrom, is to be deflected away from any adjacent residential zones and there is to be no direct illumination so as to impede vehicular traffic or interfere with traffic signals.

ii) Electric illumination only is permitted and shall be constructed in accordance with the provisions of the Electrical Regulations of the Province of Saskatchewan.

b) No flashing signs shall be displayed in the City of Regina except where incandescent bulbs are used to a maximum of 15 watts per bulb and flashing is not a single on/off device.

11.4.3 CONSTRUCTION SIGNS

Signs signifying the impending development of a property or the construction of a building shall be permitted in any sign district provided that:

a) Such sign(s) shall be temporary only, and shall conform to the provisions of the National Building Code.

b) Such sign(s) shall comply with all of the restrictions of its sign type as set forth in subsections 5 and 6 of this section of this Bylaw.

11.4.4 REAL ESTATE SIGNS

Signs pertaining to the sale, lease or rental of a property or building shall be permitted in any sign district provided that:

a) Such sign(s) shall be erected on the property to which it pertains.

b) Such sign(s) shall comply with all of the restrictions of its sign type as set forth in subsections 5, 6, 7 and 8 of this section of this Bylaw.

11.4.5 DIRECTIONAL SIGNS

Directional signs of either ground, wall or projecting type may be erected without a permit in any sign district provided that such signs shall not exceed 900,000 square millimetres in area.

11.4.6 ADDRESS DESIGNATION

Address designations for any building or structure which denote only the numerical civic address and/or occupant may be erected without a permit provided that:

a) Such signs shall not exceed 600,000 square millimetres in area.

b) Such signs shall not emit flashing illumination.

11.4.7 CANOPY OR AWNING SIGNS

Canopy signs or awning signs shall be permitted in all Sign Districts provided that:

a) The maximum permitted height of such signs shall be 7 metres above ground level, and the minimum clearance from the ground shall be 2.5 metres

b) No portion of the canopy or awning or the sign may be closer than 600 millimetres to a vertical line from the curb face.

c) i) Except as otherwise provided herein, the maximum permitted copy area shall be 100,000 square millimetres per linear metre of the canopy or awning front and sides.

ii) In S2 Commercial Sign Districts and S6, Pedestrian Mall Districts, the maximum permitted copy area shall be 300,000 square millimetres per linear metre of the canopy or awning front and sides.

iii) On theatres, restaurants and taverns, the maximum permitted copy area shall be 1.4 square metres per linear metre of canopy or awning front and sides, with a maximum copy height limit of 1.5 metres at any one point.

11.4.8 MARKET PLACE ADVERTISING

Market place advertising signs shall be permitted in S1 Arterial, S2 Commercial, S3 Downtown, S4 Industrial Sign, and S6 Pedestrian Mall Districts.

11.4.9 PEDESTRIAN MALL SIGNS

Canopy or awning signs, wall signs, kiosk signs, poster, supergraphics, and wall murals only are allowed on pedestrian malls. All such signs are to be approved by the Director of Planning before a permit is issued.

11.5 FREE-STANDING (GROUND) SIGNS

Notwithstanding any other provisions of this Bylaw, no person shall erect or cause to be erected, or permit a free-standing (ground) sign save and except in accordance with the following:

11.5.1 PERMITTED NUMBER

a) In any sign district, one ground sign per lot shall be permitted per street frontage.

b) In any sign district except S5 residential District where the street frontage exceeds 90 metres one additional ground sign may be erected for each additional 90 metres or part thereof of street frontage.

c) In S5 Residential District only, the area of a ground sign shall not exceed 2 square metres.

11.5.2 PERMITTED HEIGHT

The permitted height of a ground sign shall be measured from the adjacent street curb other than an elevated roadway up to the maximum as set forth in Table 1 of subsection 5.5.

11.5.3 PERMITTED SURFACE AREA

a) Except as provided in subsection 5.3(c), the maximum permitted surface area of a ground sign shall not exceed the provisions set forth in Table 1 of subsection 5.5, for each face of the sign.

b) The total permitted surface area of a double-faced sign shall not exceed twice the maximum permitted surface area for one face.

c) Where two or more ground signs are permitted, the allowable surface area of the two signs may be combined into one sign having a maximum permitted surface area not exceeding 550,000 square millimetres for every linear metre of street frontage.

11.5.4 ROTATING SIGNS

a) Except in an S5 Residential Sign District, one rotating ground sign may be erected in place of two otherwise permitted ground signs.

b) The maximum permitted surface of a rotating ground sign shall not exceed the maximum permitted surface area of one of the two ground signs which it replaces.

11.5.5 Where stipulated in subsection 5 of this Bylaw, the maximum permitted heights and surface areas for ground signs are as follows:

Table I Public Right-of-Way	Surface Area Each Face	Height from Grade
Local/Residential	2 sq. m	6 metres
Collector	7 sq. m	7.5 metres
Minor Arterial	11 sq. m	10 metres
Major Arterial	15 sq. m	12 metres
Expressway/Freeway	24 sq. m	14 metres

11.5.6 LANDSCAPING BONUS

With the exception of S5 Residential District and S6 Pedestrian Mall District, the following shall apply:

For each 100,000 square millimetres of landscaping installed at the base of a ground sign and properly maintained, the permitted surface area of the ground sign may be increased by 100,000 square millimetres over that permitted in subsection 5 up to a maximum surface area increase of 50 percent.

11.5.7 With the exception of S5 Residential District the following shall apply:

For each linear metre that the sign is placed back on the property from the property line, the permitted surface area of the ground sign may be increased by 1.4 square metres over that permitted in subsection 5 up to a maximum surface area increase of 50 percent.

11.6 WALL SIGNS

Notwithstanding any other provisions of this Bylaw, no person shall erect or cause to be erected, or permit a wall sign save and except in accordance with the following:

11.6.1 PERMITTED NUMBER

Wall signs may be erected in any sign district.

11.6.2 PERMITTED SURFACE AREA

The permitted surface area of a wall sign shall be limited only by the size of the wall itself; except that any business located in an S5 Residential zone shall be permitted a sign not exceeding 2 square metres; or except that any business located in an S6 Pedestrian Mall zone shall be permitted a sign not exceeding 4.5 square metres.

11.6.3 PERMITTED COPY AREA

The permitted maximum copy area on a wall sign shall be in accordance with the following:

a) Where a projecting or a roof sign, but no ground sign exists on the same premises, a maximum of 15 percent of the surface area of the wall sign may be used as copy area.

b) Where a ground sign, but no roof or projecting sign exists on the same premises, a maximum of 30 percent of the surface area of the wall sign may be used as copy area.

c) Where no ground, roof, or projecting signs exist on the same premises, a maximum of 45 percent of the surface area of the wall sign may be used as copy area.

11.6.4 MOUNTED LETTERS

a) Individual mounted letters shall be permitted without a sign background, in which case the surface area will be defined at the area of the total facade between either the lintel bar and the parapet on a one-storey building, or the lintel bar and the floor level of the floor above on a multi-storey building.

b) The maximum permitted copy area as set forth in subsection 6.3 shall apply.

11.6.5 IDENTIFICATION SIGN

Identification wall signs shall be permitted in addition to the regulated wall signage on a premise, provided that the letters do not exceed 100 millimetres in height and the surface area of each sign does not exceed 400,000 square millimetres.

11.7 BILLBOARDS

Notwithstanding any other provisions of this Bylaw, no person shall erect or cause to be erected, or permit an outdoor advertising sign save and except in accordance with the following:

11.7.1 PERMITTED LOCATION

Outdoor advertising signs of either the ground or wall type shall be permitted in S1 Arterial, S3 Downtown and S4 Industrial Sign Districts, provided that such signs comply with subsections 7.4 or 7.5 of this section of this Bylaw. Billboards are permitted on the same lot as a free standing sign. Such billboards shall not advertise the business on the lot.

11.7.2 MAINTENANCE

The area around such signs shall be properly maintained by the sign owner.

11.7.3 SUPPORT STRUCTURE

Structures for such signs shall be of vertical (cantilever) construction and where the back is visible, it shall be suitably painted or otherwise covered to present a neat and clean appearance.

11.7.4 No part of any outdoor advertising sign shall be closer to any street line than the front line of the nearest building within 30 metres. When the sign is located between two buildings, both within 30 metres of the structure, no part of the said structure shall be erected closer to any street line than a line drawn from the nearest front corner of the two buildings.

11.7.5 Such signs on the same street which face the same traffic flow shall not be placed closer together than 90 metres.

11.7.6 Such signs can be double-faced and each side shall be considered as facing traffic flowing in the opposite direction.

11.7.7 At the intersection of two streets, double or single-faced signs at right angles to and therefore, facing traffic on one street may be situated closer than 90 metres to a similarly-positioned sign across the street at right angles to and therefore, facing traffic on the other street.

11.8 ROOF SIGNS

Notwithstanding any other provisions of this Bylaw, no person shall erect or cause to be erected, or permit a roof sign save and except in accordance with the following:

11.8.1 WHERE PERMITTED

One roof sign per premise shall be permitted in the S1 Arterial and S4 Industrial Sign Districts only. Where the sign faces are back to back, in a common structure, it shall be construed to be a single sign.

11.8.2 VISUAL APPEARANCE

All roof signs are to be erected in such a manner that the support structure, guy wires, braces, and all other secondary supports are not visible, so that the roof sign appears to be an architectural component of the building, unless otherwise directed by the Director of Buildings and Civic Properties.

11.8.3 No roof sign shall extend beyond the ends or sides of the building. The maximum height shall be 7.5 metres above the roof or parapet.

11.9 PROJECTING SIGNS

Notwithstanding any other provisions of this Bylaw, no person shall erect or cause to be erected, or permit a projecting sign save and except in accordance with the following:

11.9.1 Projecting signs shall be permitted only in S1 Arterial or S4 Industrial Sign Districts, however projecting signs shall not be permitted in lanes of any district.

11.9.2 PERMITTED NUMBER

a) One projecting sign is permitted per premise, provided that no roof sign a"ready exists upon that premise.

b) Where the frontage of a property along any one right-of-way exceeds 90 metres, two projecting signs are permitted.

11.9.3 PERMITTED PROJECTION

A sign may project no more than 230 millimetres for each linear metre of the building front measured from the sign location on the nearest corner of the building, except where the building is situated at the intersection of two streets where a projecting sign of 1 meter may be permitted on the corner of the building nearest said intersection. The above is subject to absolute limits of 3.5 metres from the property line and 600 millimetres back from the curb line.

11.9.4 Projecting signs may not rise more than 2 metres above the top of the parapet.

11.9.5 SUPPORT

All projecting signs shall be installed or erected so that there are no visible sign support structures above the roof, building, face or wall, unless otherwise directed by the Director of Buildings and Civic Properties.

11.9.6 CANTILEVER SUPPORT

A cantilever support may rise 300 millimetres above the parapet, provided that where there is a space between the edge of the sign and the building space, such cantilever shall be enclosed.

11.9.7 ILLUMINATION

All projecting signs shall be neon or internally illuminated.

11.10 BUSINESS USE IN S5 RESIDENTIAL DISTRICT

Business use, other than Home Occupations, in the S5 Residential District shall be restricted to ground and wall signs, the maximum total permitted surface area oJ all permitted signs, being 4 square metres

11.11 PORTABLE SIGNS

No person including the sign owner shall display any portable advertising device or sign on the exterior of a building or lot without first obtaining special permission and a permit from the Director of Buildings and Civic Properties.

A property may display one portable sign for every 90m or part thereof, of street frontage for a period not exceeding more than 90 days in one calendar year.

No part of a portable sign, including electrical cords, shall be located on a public roadway, including a City-owned right-of-way, boulevard or sidewalk.

Portable signs may be illuminated, but may not contain flashing, scintillating or running lights, or animation devices, and any device designed to intensify or vary the illumination of lighting.

All components of the portable sign excluding the trailer frame shall be C.S.A. approved and shall bear the required C.S.A. labels.

Portable signs shall not be permitted in any residential sign district.

SECTION 12

TABLES

TABLE 1

DWELLING UNIT REGULATIONS

DWELLING UNIT OR BUILDING TYPE	MINIMUM LOT AREA (m2)	MINIMUM LOT FRONTAGE (m)	MAXIMUM COVERAGE***	MAXIMUM F.A.R.***	MINIMUM YARDS			
					FRONT (m)	REAR (m)	SINGLE SIDE (m)	TOTAL SII (m)
Detached Dwelling Unit - R1, R2, R6 Zones	325	10.5	50%	0.75	6	25% of lot area min. 5 m	1.2	2.5
Detached Dwelling All Other Zones	250	7.5	50%	0.75	6	25% of lot area min. 5 m	1.2	2.5
Semi-Detatched Dwelling Unit	250	7.5	50%	0.75	6	25% of lot area min. 5 m	0	1.2
Duplex Bldg.	250	7.5	50%	0.85	6	25% of lot area min. 5 m	1.2	2.5
Fourplex Bldg.	500	15	50%	0.85	6	25% of lot area min. 5 m	1.2	2.5
Townhouse Dwelling Unit	120	4	50%	0.85	6	25% of lot area min. 5 m	for end units 1.2	---
Apt. Bldg, & Senior Citizens Homes (In all Zones but R5) and Mixed Use Buildings in the RM zone	500	15	50%	3.00	6	25% of lot depth	1/4 adj wall ht. to a max. 6 m	---
Converted Dwelling & Rooming Houses	250	7.5	50%	0.75	6	25% of lot area min. 5 m	1.2	2.5
Mobile Home	400	12	50%	0.50	5	4	Refer to Section 4.9	
Apts. & Mixed-Use Bldgs. & Senior Citizens Homes in R5 Zone	250	7.5	75%	6.50	5**	25% of lot depth max. 6 m	0	5

* Refer to Sections 2.10, 2.11 and Section 10

** Refer to Section 4.7.3

*** Refer to Section 10.8

TABLE 2

COMMERCIAL ZONE REGULATIONS

ZONE	MINIMUM LOT AREA (m2)	MINIMUM FRONTAGE (m)	MAXIMUM COVERAGE	MAXIMUM F.A.R.	MINIMUM YARDS				MAXIMUM HEIGHT (m)
					FRONT YARD (m)	REAR YARD (m)	ANY SINGLE SIDE YARD (m)	TOTAL SIDE YARDS (m)	
NC NC2	250+25 per dwelling unit	6	65%	1.75	6	9	0*	0	13
MAC1	250	6	90%	4.0	0	1/4 ht. of prin. bldg max. 6	0*	0	15
MAC2	250	6	65%	3.0	7.5	1/4 ht. of prin. bldg max. 6	0*	0	15
DC1	225	6	90%**	On Zoning Map	0	0	0*	0	On Zoning Map
DC2	225	6	90%**	On Zoning Map	0	0	0*	0	On Zoning Map
DC3	225	6	75%	Residential Uses 7.0 Non-Residen. Uses 4.5	0	0	0*	0	On Zoning Map
HC	750	22.5	65%	2.0	7.5	9	2.5	7	15
DSC	750	25	65%	On Zoning Map	7.5	9	0*	0	13
TAC	250	7.5	75%	3.0	6***	6	0*	0	15***
HS	1000	22.5	50%	2.0	7.5	15	2.5	7	15

*Refer to Section 10.2
**Refer to Sections 4.24.3.2 & 4.25.3.2
***Refer to Section 4.27.3

TABLE 3

INDUSTRIAL ZONE REGULATIONS

ZONE	MINIMUM LOT AREA (m2)	MINIMUM FRONTAGE (m)	MAXIMUM COVERAGE	MAXIMUM F.A.R.	MINIMUM YARDS				MAX. HEIGHT OF PRINC.	MAX. HEIGHT OF ACCES.
					FRONT YARD (m)	REAR YARD (m)	ANY SINGLE SIDE YARD (m)	TOTAL SIDE YARDS (m)		
IP	2000	30	50%	1.5	9	1/2 ht. of prin. bldg.	0	20% ave. width of lot max. 7.5	15	7
IA	500	15	50%	1.5	7.5	1/2 ht. of prin. bldg.	0	20% ave. width of lot max. 7.5	15	7
IA1	200	6	65%	3.0	0	1/4 ht. of prin. bldg.	0	0	15	7
IB	2000	30	75%	2.0	7.5	1/2 ht. of prin. bldg.	0	20% ave. width of lot max. 7.5	15	7
IB1	500	15	75%	2.0	0*	1/2 ht. of prin. bldg.	0	20% ave. width of lot max. 3	15	7
IC	4000	60	65%	2.0	15	1.2 ht. of prin. bldg.	0	20% ave. width of lot max. 7.5	15	7
IC1	750	25	75%	2.0	7.5	1/2 ht. of prin. bldg.	0	20% ave. width of lot max. 3	15	7
IT	500	15	75%	2.0	7.5	1/2 ht. of prin. bldg.	0	20% ave. width of lot max. 3	15	7
WH	500	15	90%	4.0	0	1/4 ht. or prin. bldg. to max of 6 m	0	0	15	7

* Refer to Section 4.30.3

TABLE 4

MISCELLANEOUS ZONE REGULATIONS

ZONE	MINIMUM LOT AREA (m2)	MINIMUM FRONTAGE (m)	MAXIMUM COVERAGE	MAXIMUM F.A.R.	MINIMUM YARDS				MAXIMUM HEIGHT (m)
					FRONT YARD (m)	REAR YARD	ANY SINGLE SIDE YARD (m)	TOTAL SIDE YARDS (m)	
I	500	15	75%	1.5	7.5	25% depth of lot	3	6	Controlled by F.A.R.
UH	3500	40	17%	0.25	7.5	25% depth of lot	3	7.5	Controlled by F.A.R.
PS AR FP	500	15	75%	0.75	7.5	25% depth of lot	3	7.5	Controlled by F.A.R.
RR	2000	30	75%	2.0	7.5	1/2 ht. of prin. bldg	0	25% of ave. width lot to max. 7.5	15

TABLE 5

PARKING AREA DRIVEWAY STANDARDS

ANGLE OF PARKING	MINIMUM SINGLE DRIVEWAY WIDTH
0^{o}	4 metres
30^{o}	4 metres
45^{o}	4 metres
60^{o}	5.5 metres
90^{o}	7.5 metres

TABLE 6

R8 ZONE REGULATIONS

REGULATIONS	GENERAL	CORNER LOT
Minimum Lot Frontage	9 m	11.5 m
Minimum Lot Area	250 m	320 m^2
Maximum Site Coverage*	50%	50%
Maximum F.A.R.*	.75	.75
Minimum Side Yard		
Number Required	1	1
Minimum Size	3 m	5.5 m
Minimum Rear Yard	7.5 m	7.5 m
Minimum Front Yard	5.5 m	5.5 m
Minimum Usable Open Space (not to include parking or driveway areas)	35%	35%

* Refer to Section 10.8

SECTION 13

MAPS

F O R M A

C I T Y O F R E G I N A

BUILDINGS & CIVIC PROPERTIES DEPARTMENT

APPLICATION FOR DEVELOPMENT PERMIT_____ PERMITTED _____

DISCRETIONARY _____

: USE PERMIT _____

BUILDING OR SITE ADDRESS LEGAL DESCRIPTION ZONE

LOT

BLOCK SUB.

PROPOSED USE OF BUILDING SITE_____

_____

OWNER_____ADDRESS_____

_____TELEPHONE_____

CITY COUNCIL APPROVAL DATE_____

CONDITIONS OF APPROVAL_____

_____

_____

_____

_____

_____

I hereby acknowledge that I have read this application and state that the information contained herein is correct and agree to comply with all City Bylaws and/or Provincial Regulations.

It being expressly understood that the issuing of a permit does not relieve the applicant from complying with all City Bylaws and/or Provincial Regulations.

NO CONSTRUCTION SHALL COMMENCE WITHOUT A BUILDING PERMIT

ZONING APPROVED

_____ _____
Signed Date

_____ _____ _____ _____
Signed Owner or Agent Date Director of Bldgs. & Civic Properties Date

This is schedule A to Bylaw
passed the day of
, 19 .

City Clerk

Schedule A

USES SPECIFICALLY MENTIONED OR DEFINED

Abattoirs
Ambulance Service Establishments
Amphitheatres
Animal Hospitals
Animal By-Product Rendering Plants
Apartment Hotels
Appliance Retailing
Appliance Warehousing
Aquariums
Art Galleries
Art Galleries, Public
Assemblying
Assembly of Manufactured Goods
Athletic Clubs
Auctioneering Establishments
Auditoriums, Public

Bakery Shop
Bakeries
Banks
Biscuit Plants
Blacksmith Shops
Blueprinting Establishments
Bottling
Boxing
Bowling Alleys
Bowling Greens
Breweries
Builders' Yards or Shops
Bus Terminals

Campgrounds
Car Washes
Cemeteries
Child and Adult Care Homes
Churches
Cinemas
Cleaning of Rugs, Carpets or Rags
Cold Storage Plants
Colleges
Commercial Amusement Parks
Commercial Entertainment Establishments
Community Centres
Community Colleges
Confectionary Stores

Contractors' Yards or Shops
Convents
Crating Services
Crematoria
Cultural Clubs
Curling Rinks

Dairies
Day Care Centres
Dental Clinics
Dental Laboratories
Display and Sales of Prefabricated or Prepackaged Homes
Distilleries
Drycleaning Plants
Dyeing
Dwelling Units - Apartment
- Apartment, Low Rise
- Converted
- Detached
- Detached Zero Lot Line
- Duplex
- Fourplex
- Semi-detached
- Townhouse

Electronic Game Establishments
Eleemosynary Institutions
Engraving Establishments
Exhibition Buildings

Fabrication
Fabrication, Culverts, Pipes or Tanks
Fabrication, Explosives
Fabrication, Iron and Metal Appurtenances and Goods
Farm Implement or Large Equipment or Machinery, Rentals or Sales
Farms
Fast Food Outlets
Financial Institutions
Fire Stations
Food Freezer or Locker Plants
Food Processing
Funeral Homes
Fur Dyeing
Fur Finishing
Furniture, Retailing
Furniture, Warehousing

Golf Courses
Golf Driving Ranges
Grain Milling, Cleaning or Drying
Greenhouses
Grocery Stores

Health Clubs
Home Improvement Centres
Home Occupations
Hospitals
Hotels

Ice Manufacture and Storage
Industrial Laboratories
Ink Mixing or Packaging
Insurance Offices

Kennels

Laundry Plants
Libraries
Liquor Stores
Lithography Establishments
Livestock Feed Yards
Lumber Yards

Machine Shops
Manufacturing
Manufacturing, Chemicals
Manufacturing, Explosives
Manufacturing, Vinegar or Sauerkraut
Manufacturing, Fermented Fruits or Vegetable Products
Manufacturing, Oxygen or Nitrogen
Manufacturing, Pharmaceutical Products
Manufacturing, Serums, Toxins or Viruses
Market Gardens
Meat Packing Plants
Meat Processing Plants
Medical Clinics
Medical Laboratories
Metal Sharpening or Machining
Microwave Towers
Milk Plants
Mirror Silvering
Mixed Use
Mixed Use - 40%
Mixed Use - 80%
Mobile Homes
Mobile Home Sales, Services, Rentals or Repairs
Mortuaries
Motels
Motor Club Offices
Museums
Museums, Public

Newspaper Printing or Publishing
Nuclear Generating Plants
Nuclear Processing Plants
Nurseries
Nursery Stock Farms
Nursing Homes

Off-Site Caveated Parking
Offices, Administration
Offices, General Business
Offices, Sale
Oil or Gas Storage Yards
Open Space Facilities

Packaging
Parking Area, Public
Parks
Pawn Shops
Personal Service Establishments
Photostating Establishments
Picnic Areas
Playgrounds
Police Stations
Pool Halls
Post Offices
Poultry Products Packing Plants
Poultry Products Processing Plants
Printing Establishments, Commercial
Printing Establishments, Industrial
Private Clubs
Processing
Processing, Explosives
Professional Offices
Public Garages
Public Meeting Rooms
Publishing Establishments, Commercial

Radio Towers
Rail Passenger Terminals
Railroad Yards for Storage, Operation, Maintenance or Repair
Real Estate Offices
Recreational Clubs
Recreational Vehicles, Sales, Services, Rentals or Repairs
Rental Establishments
Residential Offices
Restaurants
Restaurants, Drive-in
Retail Stores
Retreading and Repair of Tires
Rinks, Enclosed - Hockey
- Ice Skating
- Roller Skating
- Skateboard
Rinks, Outdoor
Rock or Gravel Processing
Rooming Houses

Salvage Yards
Sandblasting
Schools, Business
Schools, Commercial
Schools for Disabled
Schools, Public or Separate Elementary or High
Schools for the Handicapped
Schools, Private
Schools, Rehabilitation
Schools, Technical
Senior Citizens' Homes
Service or Repair Shops
Service Stations
Sheet Metal Products
Shopping Centres
Social Clubs
Soft Drink Bottling or Processing
Sports Fields
Sports Stadia
Stockyards
Storage
Storage, Explosives
Stray Animal Shelters
Swimming Pools

Tanning
Taxidermy
Television Towers
Tennis Courts
Theatres
Theatres, Drive-in
Trade Union Halls
Trailer Sales, Service, Rental or Repairs
Tot Lots
Transport Terminals
Trucking or Freight Terminals

Universities

Vehicle Washes
Vehicular Sales, Service, Rental or Repairs
Veterinary Clinics

Warehousing
Wholesaling

Zoos, Public

Map

Forming pa

App

15

14

9

10

11

7

4

R20

R19

TWP 18

HIGHWAY NO. 11 ROW

ROAD ALLOWANCE

INDUSTRIAL DR.

PEARSON AVE.

INLAND DRIVE

EASEMENT D 935

ALEXANDER AVE

17TH AVE N

16TH AVE N

12TH AVE N.

9TH AVE N.

SOUTH SASK PIPELINE ROW

INTERPROVINCIAL PIPELINE R.O.W.

RINK AVE

STRATHCONA AVE N.

CHURCH DR.

MARKWELL DR.

CLAYTON ST

HASTINGS

SHERWOOD DR.

MATHESON

KING ROAD

MOUNT PLEASANT PARK

CCT

MAP OF
REGINA
SASKATCHEWAN
SCALE: 1 IN. = 1600'

N

NOTE: C.T.V. LIMITS SHOWN ON THIS MAP ARE NOT EXACT. FOR EXACT LOCATION REFER TO THE ORDER IN COUNCIL OF THE LIEUTENANT GOVERNOR OR OBTAIN A MAP FROM THE C.I.T.Y. OF REGINA, ENGINEERS DEPARTMENT SHOWING LEGAL BOUNDARIES PLAN - U541

APPENDIX 'C'

Map of Sign Districts

Forming part of Regina RSVP Zoning Controls

Appendix 'E' of Bylaw No. 6600

This document has been prepared for administrative convenience only and is not to be used for official purposes. Certified Copies of the Municipal Development Plan are available from the City Clerk.

33

TWP 18

R20

R19

9TH AVE N.

MARKWELL

CHURCH DR

GREENWOOD

HERDEK AVE

SHERWOOD

ROSEMONT

DEWDNEY AVE

5 HEAD AVE S

C.N.R. ROW

KING ROAD

9TH AVE S.E.

VICTORIA

VICTORIA GOLF COURSE

CAPTAIN GRADY

SCOTT COLLEGIATE

MARTIN COLLEGE

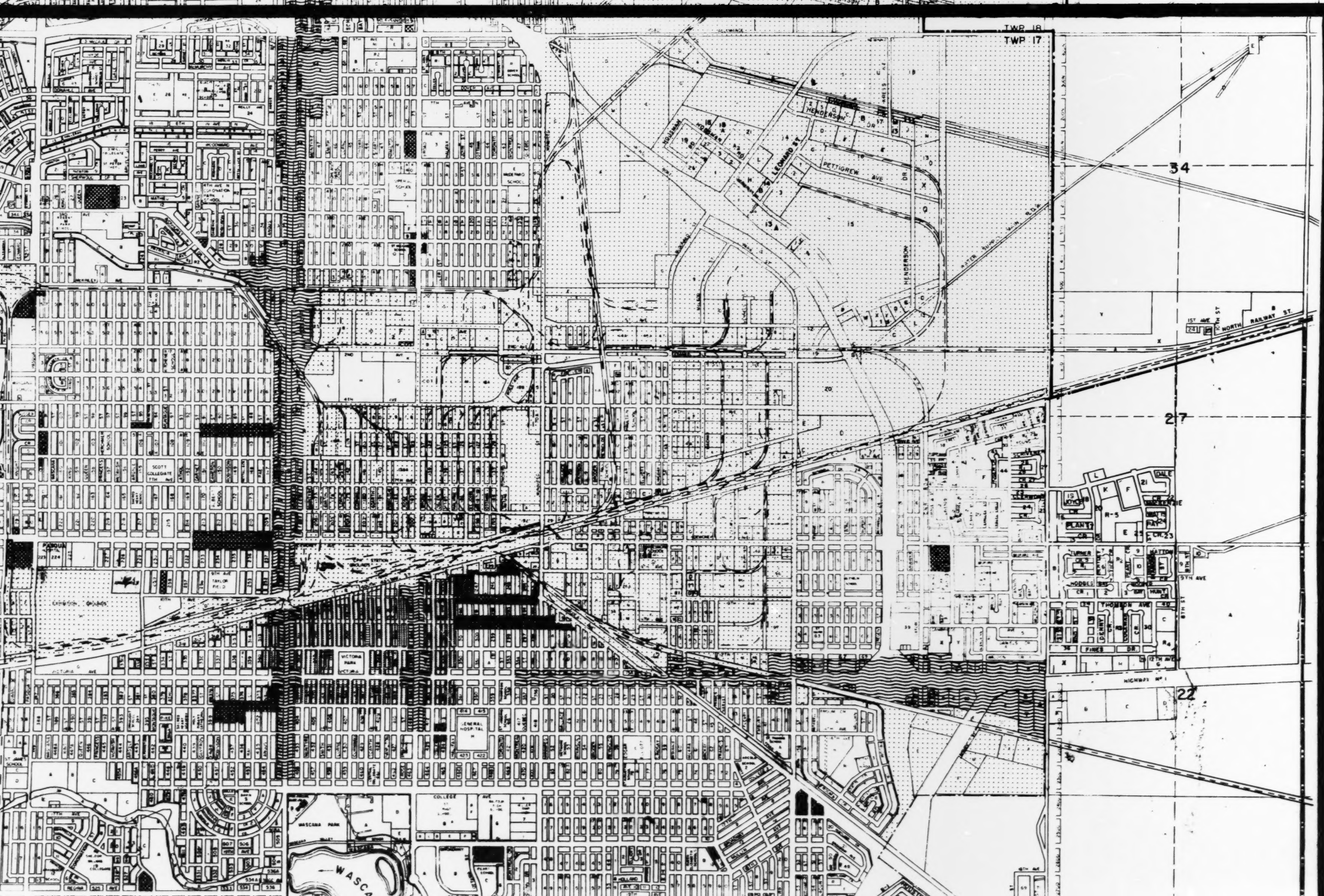
ROSEMONT SCHOOL

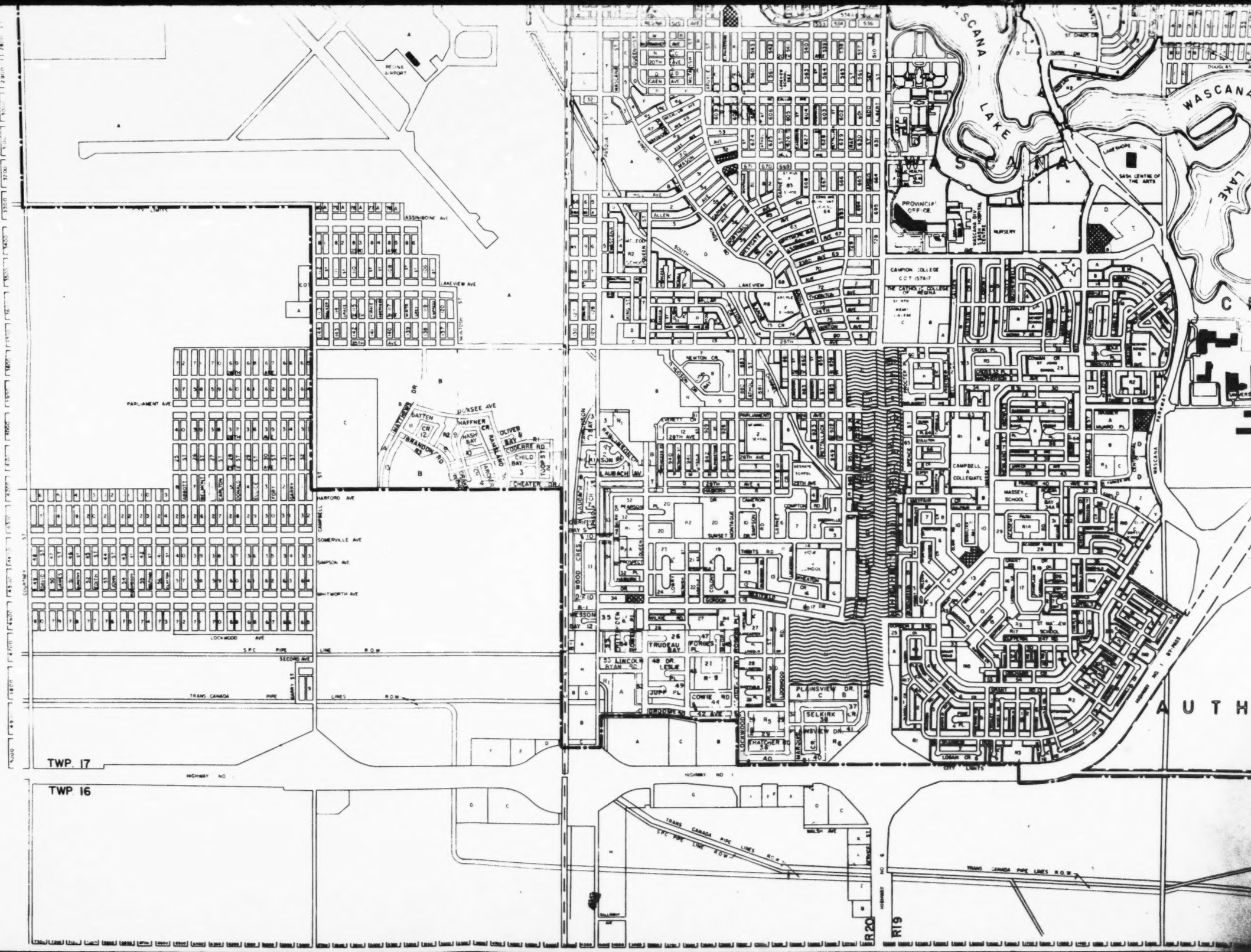
DEPOT SCHOOL

VICTORIA PARK

GENERAL HOSPITAL

WASCANA PARK


TWP 18
TWP 17
34
27
22
HENDERSON
LEONARD ST.
PETTIGREW AVE
HENDERSON
1ST AVE
20TH ST
NORTH RAILWAY ST.
DALE
9TH AVE
8TH ST
THOMSON AVE
12TH AVE
HIGHWAY No 1
PARKIN
TURNER
HODGES
PLANT
FINES
DENNY
HUNT
SCOTT COLLEGIATE 7TH AVE
TAYLOR FIELD
VICTORIA PARK
VICTORIA
GENERAL HOSPITAL
COLLEGE
WASCANA PARK
WASCANA
ST JAMES SCHOOL
R-3
R-4


REGINA AIRPORT
ASSINIBOINE AVE
LAKEVIEW AVE
PARLIAMENT AVE
DUKSEE AVE
HARFORD AVE
SOMERVILLE AVE
SIMPSON AVE
WHITWORTH AVE
LOCKWOOD AVE
SECOND AVE
S.P.C. PIPE LINE R.O.W.
TRANS CANADA PIPE LINES R.O.W.
TWP. 17
TWP. 16
HIGHWAY NO. 1
WASCANA LAKE
LAKE VIEW
SOUTH
PROVINCIAL OFFICE
SASK. CENTRE OF THE ARTS
CAMPION COLLEGE
THE CATHOLIC COLLEGE OF REGINA
CAMPBELL COLLEGIATE
MASSEY SCHOOL
ST. MARTIN SCHOOL
PLAINSVIEW DR.
SELKIRK
CITY LIMITS
TRANS CANADA PIPE LINES R.O.W.
R20
R19

WASCANA LAKE

WASCANA LAKE

WASCANA CENTRE AUTHORITY

DOUGLAS AVE

ASSINIBOINE AVE

ST. JOHN'S AVE

SASK CENTRE OF THE ARTS

PROVINCIAL OFFICE

WASCANA DAY SCHOOL

NURSERY

CAMPION COLLEGE

THE CATHOLIC COLLEGE OF REGINA

CAMPBELL COLLEGIATE

WASSEY SCHOOL

RIVERSIDE MEMORIAL PARK

SOLDIERS PLOT

UNIVERSITY AREA

PLAINS HEALTH CENTRE

CITY LIMITS FOLLOW ℄ OF CREEK

WASCANA DR

WASCANA PARKWAY

ST. JOHN'S AVE

SELKIRK AVE

STRATHCONA AVE

ROAD ALLOWANCE

SPC PIPE LINE R.O.W.

TRANS CANADA PIPE LINES R.O.W.

HIGHWAY NO. 1

R19

R20

15

10

3

34

LEGEND

- ARTERIAL DISTRICT
- COMMERCIAL DISTRICT
- DOWNTOWN DISTRICT
- INDUSTRIAL DISTRICT
- RESIDENTIAL DISTRICT
- PEDESTRIAN MALL DISTRICT

CITY OF REGINA PLANNING DEPT.

1979

CITY OF REGINA
ENGINEERING DEPT
DRAWN BY
DATE 1976

File D4-0054A

POOR

QUALITY

ORIGINAL